

PARK AND RECREATION ELEMENT

OF THE

VACAVILLE GENERAL PLAN



THEODORE OSMUNDSON AND ASSOCIATES
landscape architecture · urban design · recreation planning

AUGUST, 1969



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PREFACE

In January of 1968, the City of Vacaville, through the State of California, entered into an agreement with Theodore Osmundson and Associates to prepare the Park and Recreation Element of the Vacaville General Plan. James M. Campbell, Planning Consultant, was engaged to prepare the General Plan. Recreation Element consists of two studies which have been combined into a comprehensive overview of the Vacaville urban and regional environment. The first study is entitled the "Vacaville Urban Area" and presents a detailed analysis of the City of Vacaville as it relates to those factors affecting present and future recreational needs and implementation — geographic and demographic characteristics, economic considerations, existing recreational facilities, etc. The second study is of a more general nature and reviews those regional recreational facilities in the Vacaville environs which have been or should be proposed and shows how they could be integrated with the recreational facilities proposed in the first study. The realization of the Parks and Recreation Element would create an integrated urban and regional recreational system that would be a constant source of enjoyment and pride for the people of Vacaville. And most important, the proposals contained in the Parks and Recreation Element are realistic and CAN be accomplished; within Vacaville's reasonable financial capabilities!

The Consultants



THEODORE OSMUNDSON AND ASSOCIATES
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706 SANSOME STREET, SAN FRANCISCO, CALIFORNIA

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Credits

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.



FOREWORD

The major cities in Solano County have been experiencing a very high rate of urbanization — almost 6% annually. From a population of 1600 in 1940, Vacaville had bounded to almost 11,000 by 1960. In the short time between 1960 and September 1967 (when the census was taken), the population increased by 77%. As of December 1968 the population was 20,650, showing a growth of 5.5% since 1967. In many cases, this growth rate has placed a severe strain on Vacaville to provide the needed facilities that normally accompany residential growth — recreational facilities, school sites, walkways, bikeways, traffic signals, sewer lines, etc. Of all the above, recreational facilities have been the most neglected and the result is a critical shortage, best exemplified in the Fairmont subdivision which (with a population approaching 2,000) has been without any recreational facilities for almost two years. The real problem is that with a lack of any General Plan to guide growth, there is no way to judiciously acquire and develop needed services and facilities. Instead, development proceeds on a “hit-and-miss” basis.

The realization of an adequate parks and recreation system requires land, but in many areas needing recreational facilities there is no available land for such use. And even if land were available, its acquisition would deplete the financial resources needed to develop the desired facilities. In a somewhat different situation, the Vacaville Unified School District finds itself owning adequate land parcels on which to develop school sites, but no funds with which to do so. Because of this situation the solution of the need for parks at the neighborhood level in the Parks and Recreation Element is based on the concept of joint development and utilization of school sites and recreational facilities. Support for this concept is expressed in a report recently released by the California State Department of Education entitled, “Development of School Sites for Total Community Use”, the foreword reads in part:

“California’s schools are missing an opportunity, perhaps even a responsibility. In an era of increasing leisure time and an increasing concern for beautification of cities, school sites receive public notice. Yet, too many of these sites are not accessible for community use and are underdeveloped . . . the scars of rough grading have not been sealed with new turf and trees.”

The accommodating of both neighbor-oriented recreational facilities and school-oriented recreational facilities on the same site might raise the question of whether existing school sites are of sufficient size. Analysis of the existing and proposed school sites has shown that the sites are more than adequate to accommodate both neighborhood and school needs. This was not planned, however, but has resulted because the School District purchased school sites in excess of that which is needed. On this subject the Department of Education has again commented in “School Site Analysis and Development”:

“Ideally, a school district would hire a professional planner or architect to prepare site studies on the various sites under consideration to determine as accurately as possible the amount of land needed

for the school when the enrollment for which it is master-planned is reached. The Bureau of School Planning has encouraged school districts to adopt this practice, and some of them have responded favorably, but the governing boards of many districts, especially those in areas where land prices are not extremely high, still prefer to invest in a little excess land rather than pay for the required professional service. In the latter instance, they may buy ten acres because that is what they bought last time or because that is what they think the state planners recommend.”

However, the problem to be faced is how to develop unused land on school sites for neighborhood-oriented recreational facilities. The “problem” lies in the fact that the Vacaville Unified School District cannot legally sell or transfer any part of a school site to the City of Vacaville. It can, and indeed has, entered into an agreement of joint use. The agreement made between the School District and the City agrees in essence to the following:

- jointly acquire and develop future sites for educational and recreational purposes according to recommended State standards.
- usage by the city of school sites for neighborhood and community recreation when not in conflict with school-oriented recreation programs.

Unfortunately, the agreement is not binding and can be terminated by either party upon one year’s notice. It does not seem realistic to expect the City and School District to give wholehearted support to implement the recommendations contained in this study, fully knowing that any development could be stopped at the whim of either party. In view of this, it is strongly recommended that the existing agreement be made a long-term binding contract.

But the existing agreement does not fully establish guidelines for the development of school sites for total neighborhood and community use. Such guidelines are presented in the report “Development of School Sites for Total Community Use.” Parts of the report, particularly relevant to the school/city recreational needs of Vacaville, are summarized below.

A Comprehensive Approach

If a program for total community use is to be realized, it must be broad enough to encompass all facets of recreation planning for general public use as well as flexible enough to allow the School District and the schools to achieve their own particular objectives and needs. In other words, the program must be comprehensive and should include the following for consideration:

- site facilities needed for existing and new schools
- landscape development for existing and new school sites
- master planning of recreation facilities for community and schools

- jurisdictional responsibilities
- coordination of programs for use of facilities between districts and community public and private agencies and organizations.

Site Facilities: Communities and school districts should have a program to enable consideration of which facilities may be shared, and which agency can best fulfill needs for a given neighborhood or area. Such a guideline would:

- specify procedures for surveying and inventorying present facilities on existing sites.
- recommend minimum instructional facilities for various school levels.
- specify procedures for establishing community recreation facilities needs and preferences which may be provided on school sites.
- specify procedures for establishing priorities for construction of facilities and for landscaping of school sites.

Landscape Development: No single program can be devised to provide a single program adaptable to all districts nor to all schools throughout any given district. Adjustments in policy at the State level will be necessary as well as increased funding to carry out the work. However, the school district and city can develop a comprehensive program responsive to unique site conditions for complete landscaping of school sites. Such a program would:

- define landscaping in its broadest sense to mean the planting and grading of the entire site as well as installation of necessary sprinkling systems, drives, curbs, gutters, walks and other special treatments of the land.
- specify recommended standards for site landscaping
- suggest procedures for establishing landscaping needs based upon proper consideration of individual school sites
- specify procedures for establishing priorities for landscape development of individual school sites.

Master Planning: Participation by school districts in community master planning processes will result in development of recreational facilities in better proximity to the users. Benefits will include overall economies to the community and school system. Master planning considerations for school site locations and recreational facilities should include:

- surveys and inventories of existing recreational facilities in each community and neighborhood, including those provided by school, city and neighborhood.
- preparation of a city-wide recreational facilities master plan as part of a city general master plan to serve as a guide for establishing needs and priorities for the development of recreational programs.
- coordination of recreational facilities with capital improvement programs
- participation by community recreation or parks departments in the selection of new school sites, and of school districts in the selection of community recreational sites.

Jurisdictions: A Department of Education survey of current district practices in providing for community use of school sites suggests that many school districts have not been successful in providing adequate recreation facilities or in making the facilities which do exist available for community use. Jurisdictional considerations should:

- suggest assignments for administrative and programming responsibilities
- suggest assignments for supervisory responsibilities
- suggest assignments for maintenance responsibilities
- suggest assignments for legal responsibilities for safety.

Coordination of Programs: Historical patterns of autonomy for community and school district in recreational development must be bridged. New mechanisms need to be developed to explore new ways of planning, financing and jurisdictional assignments. Cooperation will not come about by wishing — conditions must be created which will encourage rather than discourage the cooperation. Coordination mechanisms of a comprehensive program should include:

- representation from community government, school district, and users of recreation facilities.
- communications channels between these groups.
- opportunities for consent and dissent relative to existing and needed programs and facilities.

A Philosophy for the Landscape Development of School Sites

1. Attractive, well-designed, and well-maintained school buildings and grounds serve as a well-spring of pride for the community and will also serve as a standard of excellence in the quality of each property in that community.
2. Beautiful and functional school plants contribute immensely in a healthful and positive manner to the attitude and work of pupils and teachers.
3. If an indifferent or condescending attitude toward the design and maintenance of the school plant is allowed to permeate the school district, the people who live around these schools cannot be expected to support any program which will perpetuate the inevitable result of more “thread-bare” school plants.
4. Beautiful functional school buildings placed on adequate grounds in an attractive and pleasant environment help to instill in children appreciation for the school grounds. Such plants will also create in the parents and citizens an added civic interest and respect for the dignity of education.
5. A well-planned school plant can be increased in capacity with the minimum of cost when the time comes to enlarge the plant. There will also be minimum damage and

destruction to the existing amenities and functional open space required on the school grounds for effective, healthful and pleasant teaching and physical requirements.

6. A well-landscaped school plant will serve as an immediate source and example for the teachers who teach appreciation for nature, the importance of conservation, and the fundamental principles of ecology to the children.
7. A well-designed and coordinated irrigation system for school grounds will reduce maintenance costs for labor and for water.

It is strongly recommended that the city administration, representatives of the school district, and concerned neighborhood residents all contribute and work toward the creation of a comprehensive recreation program which would consider the points outlined in “A Comprehensive Approach” and “A Philosophy for the Landscape Development of School Sites.”

POLICIES

The purpose of these policies is to form a basis for the development and continuation of a long range Parks and Recreation Element of the General Plan that will serve as a guide in the development and realization of a parks and recreation system meeting the present and future needs of the City of Vacaville.

These policies have been derived from precedents set by the National Recreation Association; the California Committee on Planning for Recreation, Park Areas and Facilities; the Solano County Recreation Advisory Committee and the Solano County Planning Commission; and the recreation programs of neighboring communities. These policies are, of course, geared to the specific needs and conditions of Vacaville.

I Administration

- A. The City of Vacaville recognizes the need for a Parks and Recreation Element of the General Plan to be developed and maintained as part of the General Plan, and to be administered by the City government.
 - 1. This Parks and Recreation Element of the General Plan shall be made on the basis of the groups it is to serve and in accordance with the policies and standards outlined and specified in the *Policies and Standards*.
 - 2. After approval, the Policies and Standards can be amended only after a public hearing.
- B. The Parks and Recreation Element of the General Plan shall be reviewed and updated by the Parks and Recreation Commission at least every year and any recommendations for revisions shall be presented to the City Council for approval.
- C. The City government will work in conjunction with all potential recreational land-holding organizations, promoting joint planning, joint acquisition, joint development, and joint use and maintenance of recreation and park sites.

II Facilities

- A. Park-School Sites
 - 1. The development of neighborhood parks and elementary schools should be considered as an integrated comprehensive site design, the principle being the "school-in-the-park". The park and school should complement each other in function and placement, and the combined neighborhood park-school site should be the neighborhood educational-cultural-recreational center.
 - 2. Community parks should be developed with a high school as an integrated, comprehensive site design, the principle again being the "school-in-the-park". The community park-school site should serve a larger population and provide a broader range of recreational, cultural and educational activities than the neighborhood park-school site.
- B. City-wide facilities should be designed to meet the most

diverse recreational interests, and to enhance the physical well-being, cultural development and morale of the whole city. Tree-lined streets and the creeks (developed for hiking and biking) should connect neighborhood, community and city-wide recreational facilities with each other and with the plazas and malls in the commercial district.

- C. Park and recreational sites should be selected and developed so as to be adaptable to the changing recreational and/or educational requirements of the people using the facilities.
- D. At the regional level, the City of Vacaville recognizes its responsibility to contribute to the development of the regional recreation potential of the area, at the same time promoting the recreational advantage of, and the economic benefit derived from, having these regional recreation activities in the immediate area. The City of Vacaville will therefore work in cooperation with public and private concerns to develop the regional recreation potential of the area as much as possible. Recognizing that these facilities are to be shared with the region, they should be planned in a way that adds to and does not detract from the local recreation facilities.
- E. The City of Vacaville recognizes the recreation value of its surrounding scenic area and will therefore promote its preservation from scenic defacement.
- F. The City of Vacaville endorses the *Solano County Recreational Plan*, published by the Solano County Recreation Advisory Committee and the Solano County Planning Commission, and will coordinate its local and regional recreation to fit into this plan.

III Future Developments

- A. The City of Vacaville proposes that the flood control easements along the creeks be open to joint development by the City as neighborhood and connecting park areas wherever designated by the Parks and Recreation Element of the General Plan, giving continually to the open space system and providing pedestrian routes and biking trails. Future settlement along creeks shall therefore be required to leave an adequate easement for the purpose of flood control and public recreation use.
- B. The City of Vacaville proposes that future commercial areas be related to the open space system so that these areas are as closely connected to pedestrian ways as possible.
- C. The City will protect park and recreation areas against encroachment or acquisition for other uses unless replaced by equal or better facilities.

STANDARDS

These Standards describe a framework for quantitatively determining the present future parks and recreational needs of Vacaville at the neighborhood, district, and city-wide level, and reflect the findings of the recreational survey and comparative studies with neighboring communities.

I Neighborhood Facilities

A. A neighborhood park should be provided for any area containing a sufficient number of residents to warrant the development of recreational facilities. The park will serve primarily children of elementary school age and will be a focal point for their non-home-centered leisure time activities. In addition, but on a more limited basis, the neighborhood park will also serve teenage, adult, senior citizen and organized groups whose activities are confined to neighborhood residents.

In general, a neighborhood is an area served by an elementary school. The neighborhood park should be located within walking distance of residents of the neighborhood and should have a maximum service population of approximately 3,000 people. As the elementary school is the natural focal point for the activities of elementary school-age children, the development of the *joint neighborhood park - elementary school* would allow both the park and school to serve at their fullest potential.

Certain recreational facilities (basketball courts, tennis courts, etc.) used by the school would be unavailable for the adult neighborhood population during school hours. However, as the adult population has much greater mobility (cars, motorcycles), weekday recreational needs would be provided by community parks and city-wide facilities. After-school weekday and weekend neighborhood recreation would focus on the park-school site as no conflict of uses should arise during these periods.

B. The following *joint neighborhood park - school* facilities are proposed by the City of Vacaville. As existing schools presently provide some of the facilities listed below, the implementation of the joint neighborhood park-school concept would simply involve a reorganization and expansion of existing facilities.

Neighborhood Facility/Acreage Requirements

A neighborhood park should be approximately 6 to 9 acres in size and include any or all of the following facilities depending on the particular needs of the neighborhood and the funds available for recreational development. Acreage requirements for elementary school needs are included in the acreages for those facilities indicated with an asterisk.

Neighborhood Facilities	Acreage
—*Paved area for court games and multi-use	1.50
—*Play area for elementary school age children . . . . .	.40
—*Sportfield	3.00

— Park area for free play	1.00
— Totlot and mothers' area . . . . .	.35
— Area for elderly people . . . . .	.60
— Small instructional pool for young children . . . . .	.25
— Nature and hobby area . . . . .	.50
	7.60

Plus approximately 20% of site in transitional areas and perimeter buffer	1.50
Total Acreage	9.10

II Community Facilities

A. A community park should be provided for any area containing a sufficient number of residents to warrant the development of community recreational facilities. The park should chiefly serve the teenager, adult and senior citizen and should provide outdoor and indoor facilities either too large or too specialized to be supported at the neighborhood level.

In general, a community is an area served by one or more secondary schools. The community park should be located within a one-mile service distance of the community residents and should serve a maximum population of approximately 25,000 people. As the high school is the natural focal point for community activities (swim meets, dances, adult club meetings, etc.) the development of the *joint community park-high school* would allow park development and good site design would enable the community park to serve high school students and community residents simultaneously without conflict, and thus absorb those desiring to, but unable to, use their neighborhood recreational facilities during school hours.

B. The following *joint community park-high school* facilities are proposed by the City of Vacaville. As the existing and planned high schools provide some of the facilities listed below, the implementation of the *joint community park-high school* concept would simply involve a reorganization and expansion of existing facilities. If sufficient land is not available on any given school site to meet the community recreational needs, additional land should be acquired.

Community Facilities/Acreage Requirements

A community park should include any or all of the following facilities depending on the particular needs of the community and the funds available for recreational development. If developed to include all of the facilities, the community park should be approximately 26 acres in size. If developed adjacent to a high school or junior high school site, the acreage standards for the following facilities would be sufficient for school recreational needs as well as general community needs.

Community Facilities	Acreage
—Community Center Building (social halls, teen lounge, kitchens, display space, storage, auditorium, outdoor patio, etc.) . . . . .	.75
—Swimming Pool (competition and general water play)	1.00
—Elderly people's center . . . . .	.75
—Play area for elementary school age children . . . . .	.40
—Totlot and mothers' area . . . . .	.35
—Paved area for court games and multi-use	2.30
—Park area for free play	2.00
—Sportfield (with stands and locker rooms)	4.50
—Family picnic	4.00
—Nature area (day camping, nature study, archery)	2.50
—Concrete slab for dancing . . . . .	.15
—Parking (on site)	2.00
	20.70
Plus approximately 20% for transitional areas and perimeter buffer	4.10
Total Acreage	24.80

III City-Wide Facilities

Because of cost, size, use and other limiting factors, city-wide recreational facilities cannot be provided for a smaller population than that of the city as a whole. These facilities should be designed to meet the most diverse recreational interests, enhancing the physical well-being, cultural development and morale of the whole city.

City-wide recreational facilities should be of three types: a) the recreational park; b) the civic-commercial center; and c) the greenbelts.

A. Recreational Park

The *recreational park* can serve as, or be part of, a community park. However, because the kind of facilities needed in a recreational park require large amounts of land, the recreational facilities may be distributed throughout the city. In any case, the following facilities should be provided (several of which are already in service):

- an open meadow (3 acres)
- a family picnic area (4 acres)
- a day camp (3 acres)
- one 18-hole golf course
- an adaptable space for outdoor conventions, carnivals, religious meetings, etc.

B. Civic-Commercial Center

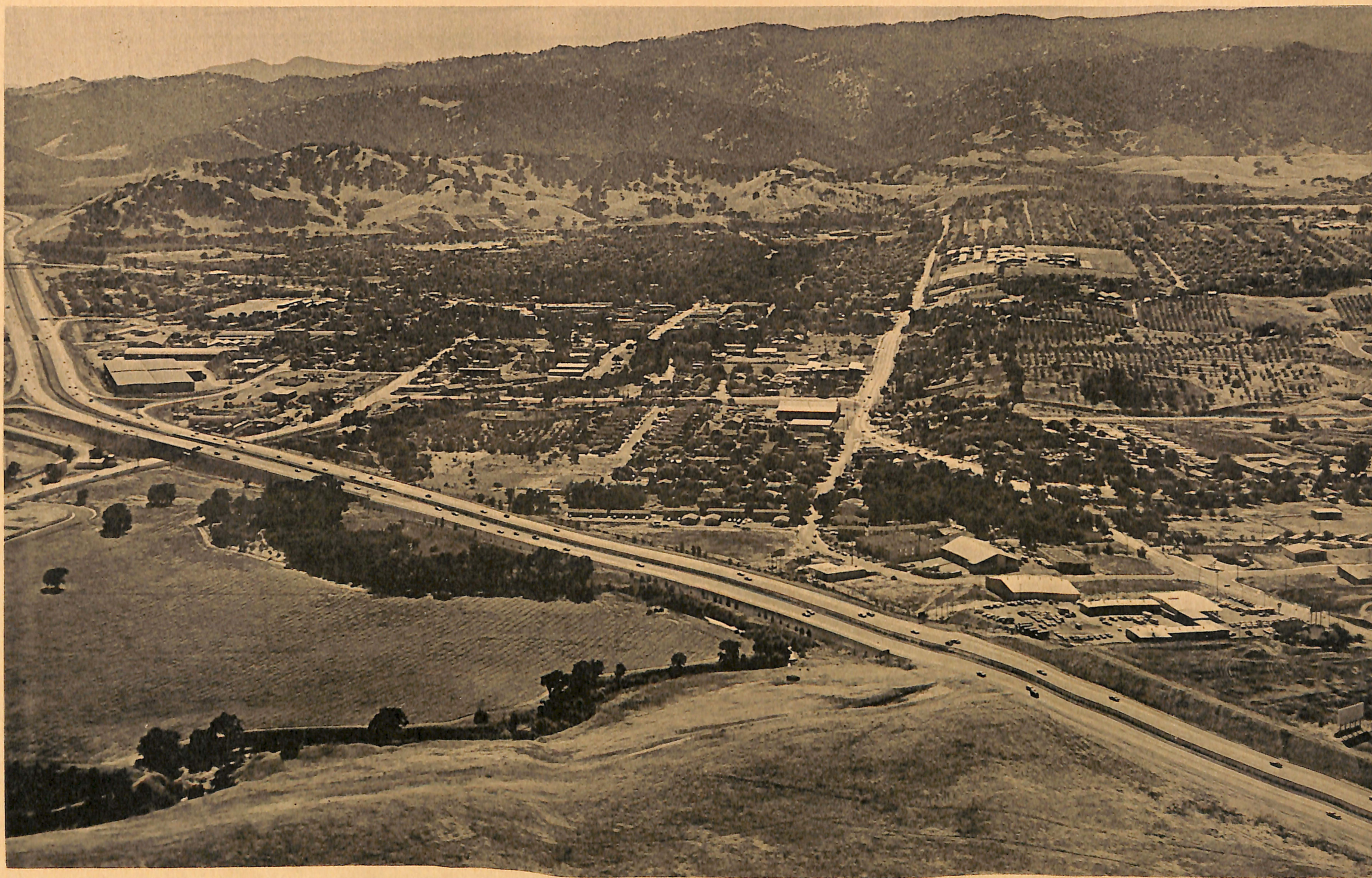
The civic center should be linked to the downtown commercial center by developing Merchant Street into an attractive tree-lined street. A detailed study, including a cost analysis, should be made of the commercial district with the goals for its development to include landscaped malls, plazas, and tree-lined pedestrian and bike connections to the civic center and residential areas of the city.

C. Greenbelt

The creeks should be developed for hiking and biking. Major streets linking the residential neighborhoods with the Civic-Commercial Center should be developed into tree-lined streets with accompanying combination sidewalk-bicycle paths. Together, the creeks and tree-lined streets should connect neighborhood, community and city-wide recreational facilities with each other and with the Civic-Commercial Center.



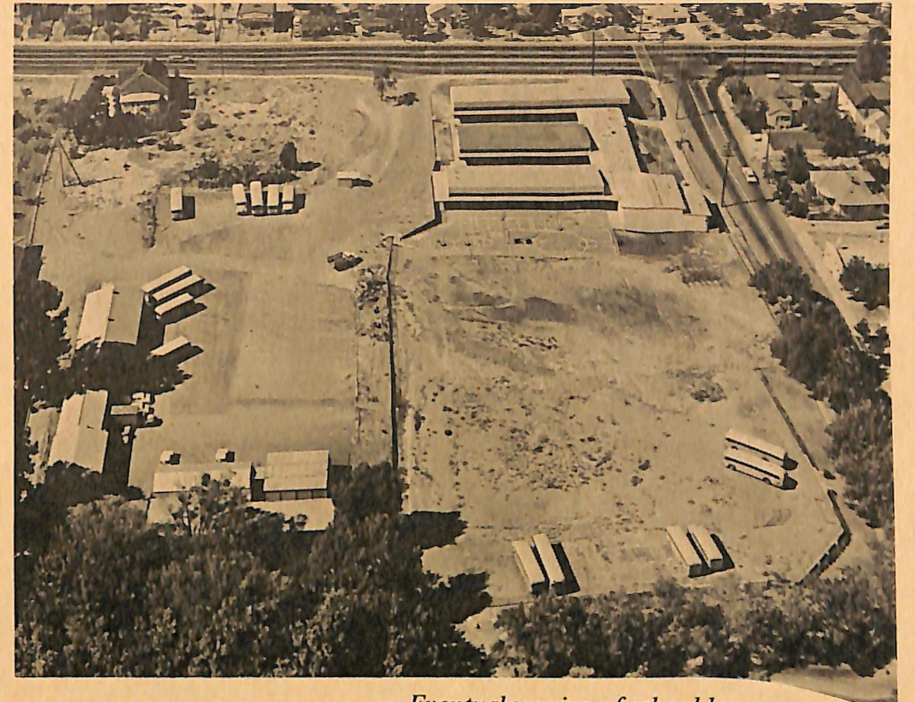
Ulatis Creek Park contains the major recreational elements recommended for the Urban Area: city-wide park, school-park, creekways and bikeways.



PART ONE

THE VACAVILLE URBAN AREA

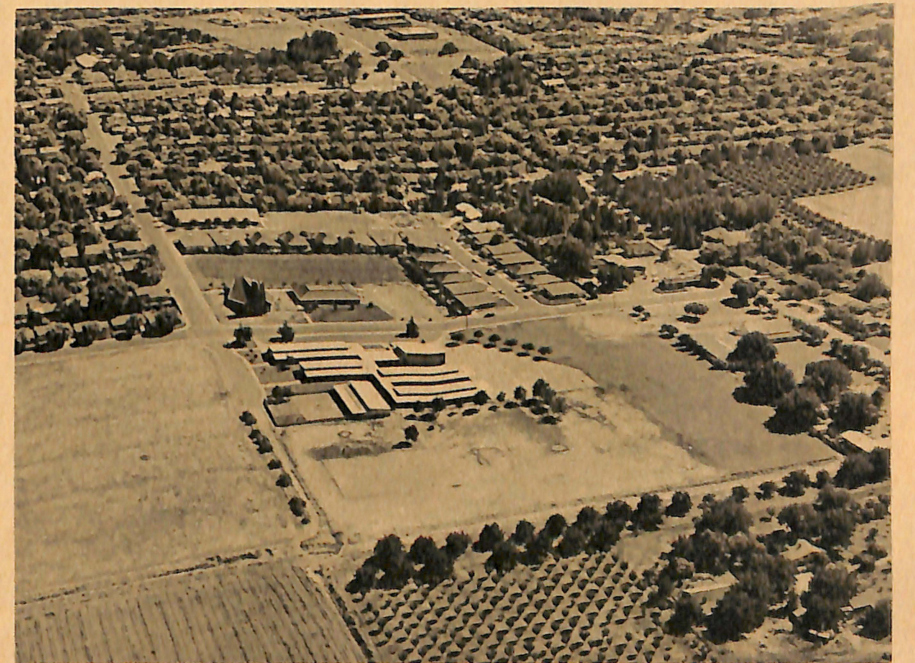
Although land costs are prohibitively high for purchase as recreation areas, school sites in the Vacaville Unified School District have ample undeveloped land which could be used for joint school and public recreation use. The sites serve and are owned by the same population. By agreement between City and schools, development and maintenance costs could be shared, and facilities scheduled or designed to separate school and public use as required.



Eventual moving of school bus storage would permit playfields of Ulatis School to be enlarged.



Willis Jepson Junior High School with Alamo Creek and excess orchard land which could be developed into a park and nature study area.



Hemlock School in Planning Area 3 has about 3 acres available for neighborhood centered recreation.



PARKS AND RECREATIONAL SURVEY

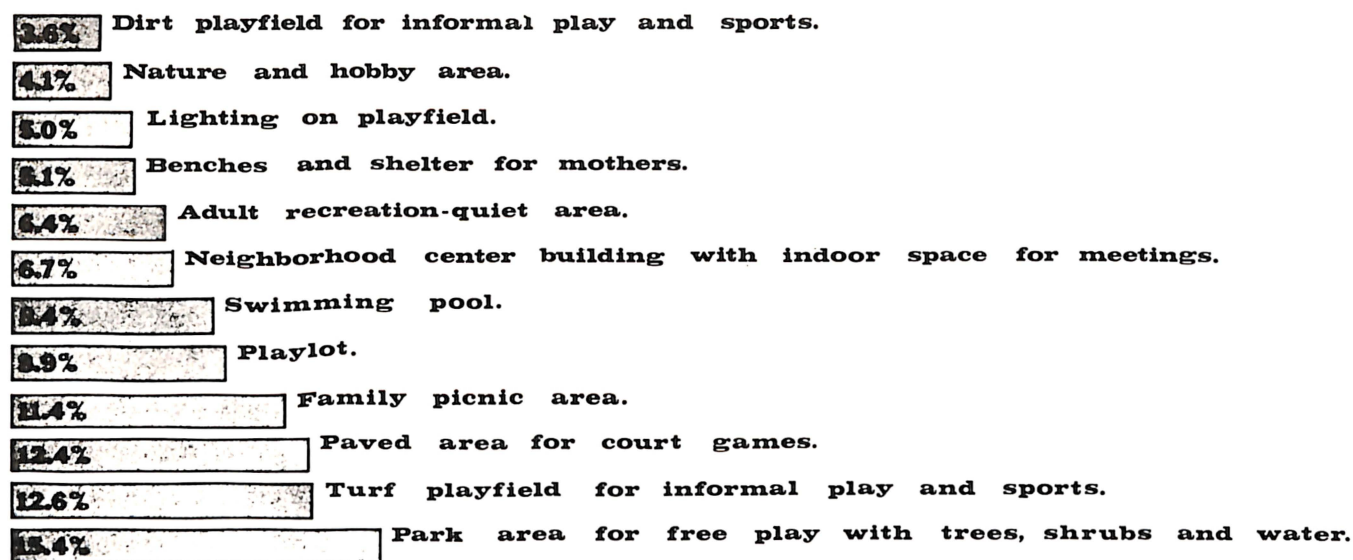
Early in the study, a recreational needs survey was taken to determine what facilities the people of Vacaville felt were most needed. Questionnaires were sent out according to a random sampling of addresses on the city's water district service list. The water district service zone of each address was indicated on the survey form and when returned by the respondent was keyed to the planning area in which the water service zone lay.

Of the total number of surveys sent out, 211 were returned representing 4% of the City's households. On a percentage of population basis (this includes many children who, nevertheless, most likely share their parents' feelings about recreational needs), the survey returns represent over 5% of the City's population. This is statistically adequate for a survey of this type. However, in order to check the statistical reliability of the survey, a complete percentage breakdown of all responses to the facilities on the survey was made after the first 150 were received. After all 211 were received, the same percentage breakdown was made. The result showed little more than a 1% fluctuation in the preference for any given facility. This indicated that likely, a larger response would not have appreciably changed the overall preference order of needed recreational facilities.

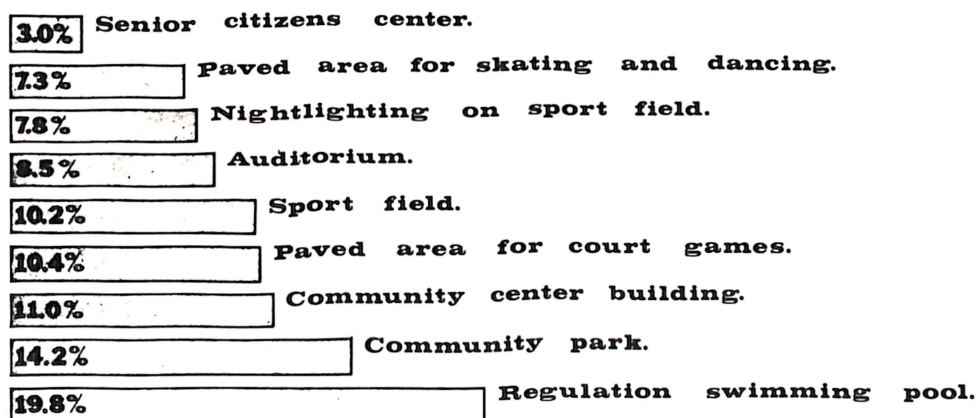
The survey form consisted of two parts. The first part surveyed the preference of neighborhood, community and regional recreational facilities which are, or will likely be, important to the residents of Vacaville. The second part surveyed the preferences for various methods of financing recreational development.

Of the 211 surveys returned, 49 were filled out on forms printed in the *Vacaville Reporter* newspaper and were not keyed to specific planning areas.

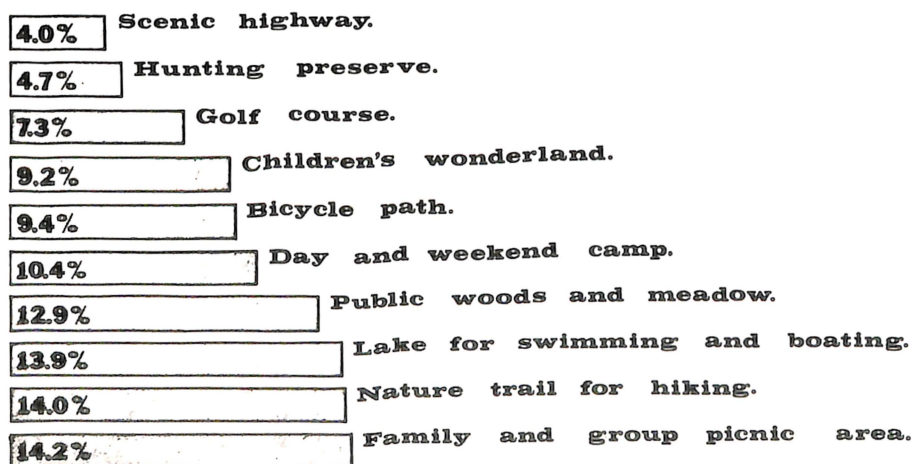
The specific breakdown of recreational facilities and methods of financing preferred by each planning area is given in the discussion of the analysis phase of the respective planning areas.



neighborhood facilities



community facilities



regional facilities

The *Summary of Recreational Preference Responses* shows that the following facilities are most needed (10% or greater preference response):

Neighborhood Facilities

- park area for free play
- turf playfield
- paved area for court games
- family picnic

Community Facilities

- regulation swimming pool
- community park
- community center building
- paved area for court games
- sportfield

Regional Facilities

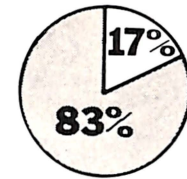
- family and group picnic area
- nature trail for hiking
- lake for swimming and boating
- public woods and meadow
- day and weekend camp

RECREATION PREFERENCES

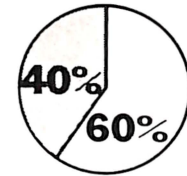
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Vacaville Parks &
Recreation Element

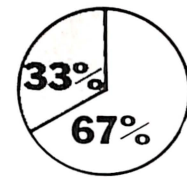
Present facilities sufficient?



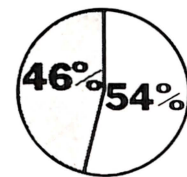
Surcharge on new construction?



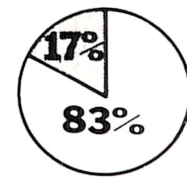
Bond issue to expand facilities?



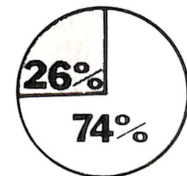
Increased taxes to expand facilities?



Vacaville help promote regional recreation in immediate area?



Registered voter?



total no. respondents: 211

key:



The *Summary of Responses to Methods of Financing Recreational Development* indicates the overwhelming feeling that Vacaville has a glaring recreational facilities deficiency and that a majority of the people of Vacaville are willing to support any method of financing necessary to provide the needed facilities.

METHODS OF FINANCING

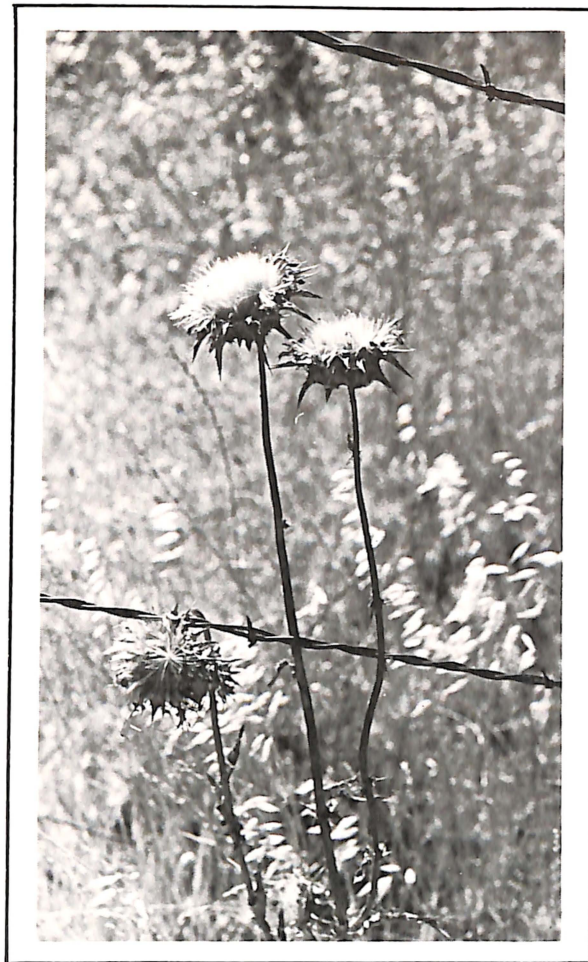
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Vacaville Parks & Recreation Element

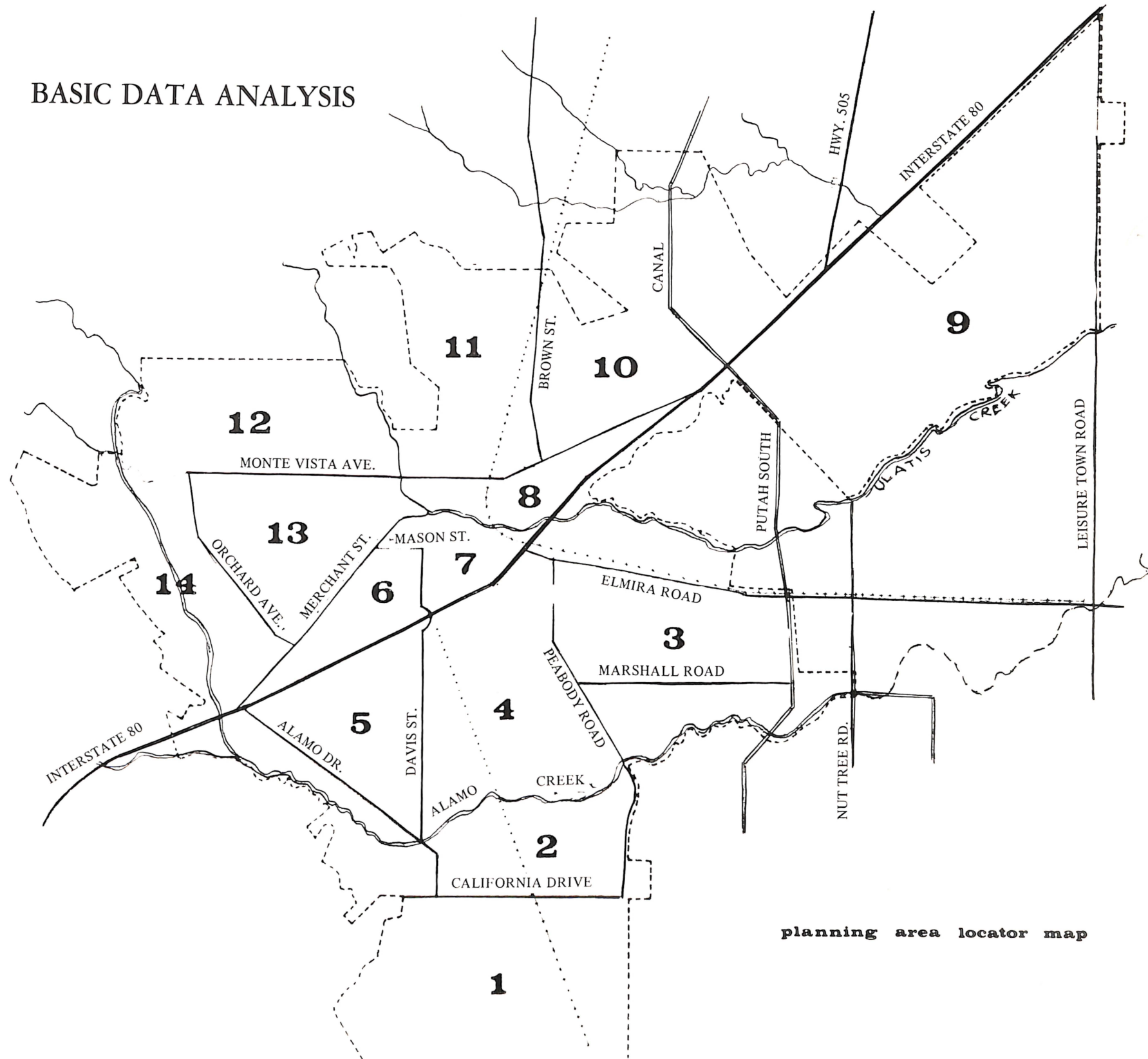


*Ironically, ample publicly owned land exists
at Fairmont School for neighborhood
recreation in Planning Area 3 (the area most in need)
but is undeveloped.*





BASIC DATA ANALYSIS



planning area locator map

GENERAL PLAN PHASE

To simplify the data analysis necessary for the preparation of the "Vacaville Urban Area" part of the Recreation Element of the General Plan, this report adopted the planning area units utilized in the demographic study of 1967. Age group population distribution, population characteristics and density zoning, existing recreational facilities, and existing and proposed school sites were some of the factors analyzed with the aid of the Demographic and Housing Data compiled by the Vacaville Planning Department. The Parks and Recreation Survey supplied information about needed neighborhood and community-city recreational facilities.

As discussed in the introduction, the prohibitive cost of land purchase coupled with the relatively underdeveloped condition of the school sites prompted the concept of joint school-park development. Utilizing the recreational facilities standards prepared by the State Department of Education, the types of required school-oriented recreational facilities and the necessary space allotments were determined. Guided by the planning area data analyses and the recreational facilities needs survey, the types of neighborhood, community, and city-oriented recreational facilities and their size and location were determined to meet present and future needs.

Site plans of all developments to meet present needs were prepared and rough cost estimates were made.

PLANNING AREA 1

Planning Area 1 is very large and contains about 10% of the City's population. The California Medical Facility is located in this otherwise agricultural area and accounts for the large population. There is no residential development at the present nor is any expected in the near future. Although within the city limits, the planning area is under State control, thus the City is not responsible for providing recreational facilities.

PLANNING AREA 2

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
199 17%	64 5%	23 4%	49 28%	321 28%	912 71%	12 1%	1145	7%

population distribution by age

Planning Area 2 is of average size (319 acres) and contains 7% of the city's population. The present population is 1145 and the projected population at saturation is about 5300.

The planning area is bounded on the north by Alamo Creek, on the west and south by lot lines and California Drive, and on the east by Peabody Road. The City has proposed a small commercial development at the junction of Alamo Road and California Drive and a school for the retarded on California Drive just east of the Sacramento Northern Railroad. Although there are presently no public schools in the planning area, a site has been chosen for a future elementary school adjacent to the proposed school for the retarded.

Planning Area 2 has the lowest percentage of children under 18 (28%) of all the planning areas (except Leisure Town). This is because of the large military population residing in the mobile home courts near the intersection of California Drive and Alamo Drive. These mobile home courts provide the only recreational facilities existing in the planning area. The projection of recreational needs based on the existing population distribution of various age groups is difficult because of the large military population. However, the development of residential housing throughout the planning area and the possible phasing-out of local military operations should result in a much larger percentage of children and corresponding increases in needed recreational facilities.

Other than the mobile home courts, the remainder of Planning Area 2 is agricultural with the exception of three residential developments of limited size. The one west of Davis Street and south of Alamo Creek is sparsely populated and thus does not justify recreational facilities development at the present. Future needs can be met by the proposed school-park site in Planning Area 5 fronting the north bank of Alamo Creek.

The other residential developments are in the east portion of the planning area. Although presently limited in size, these developments should show enough growth to warrant a neighborhood park in the future. The proposed school-park site north of California Drive between the Sacramento Northern Railroad and Peabody Road will provide the needed recreational facilities for the west portion of the planning area.

In addition, the developer of one of the residential subdivisions (Southwood) has offered to donate a two-acre parcel of land to the City if the City will develop it at the City's expense. However, the land parcel is very narrow and long and would be of little value other than creating a buffer between Peabody Road and Southwood subdivision. Turf, irrigation, trees, paving, etc. would probably cost \$12,000 to \$15,000 and the value of the donation as a recreation site hardly justifies such an investment of taxpayers' money. The City would accomplish more by helping develop the future school site jointly with the School District.

PLANNING AREA 3

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
409 26%	200 12%	82 5%	106 7%	797 50%	773 49%	17 1%	1587	9%

population distribution by age

Planning Area 3 is very large (548 acres) and contains 9% of the City's population. The present population is 1587 and the projected population saturation is about 8500. The planning

area is bounded on the north by Ulatis Creek, on the west by Peabody Road, on the south by Alamo Creek and on the east by the water treatment plant and Putah South Canal. The City has proposed two commercial developments along Peabody Road.

Planning Area 3 has the lowest median age (17 years old) of all the planning areas in the City due to the fact that 50% of the area's population is under 18. Of this age group, over 400 are under the age of 7, representing the largest proportion of nursery and kindergarten-age children in the City. The remaining population consists of 1% of persons over 65 and 49% between the ages of 18 and 65. Recreational needs surveys were received from 22 households and the four recreational facilities indicated as being most needed were:

- 13 - paved area for informal play and court games
- 9 - park area for free play
- 8 - totlot
- 8 - family picnic

These facilities were given prime consideration in the development of the site plan for Fairmont School Park so that



Recreation needs are acute in Planning Area 3 surrounding Fairmont School.

the recreational needs of the many residents in Fairmont could be fulfilled.

The area has shown a very high growth rate and will very likely approximate the predicted saturation level which is more than five times greater than the present population. Since the census count, over 500 additional units have been proposed or constructed accounting for 2000 additional persons (the planning area has the highest population per household in the city — over 4 persons per household). It is quite evident that the present severe recreational deficiencies will worsen if there is no advance recreation planning for the area.

The projected population at saturation suggests that three recreational parks should be provided. The development of the Fairmont Elementary School site to its maximum potential would satisfy the recreational needs of the present and future population bounded by Berryessa Drive, Putah South Canal, Alamo Creek, and Peabody Road. Further development (137 units initially planned) will take place in the immediate future between Berryessa Drive and Elmira Road; between Ulatis Creek and Elmira Road (204-unit mobile home court); and in the area bounded by Marshall Road, Nut Tree Road, Alamo Creek, and Putah South Canal (101 units). A future school-park site will inevitably be needed in the planning area to account for the burgeoning population, and such a site is suggested directly north of Berryessa Drive and west of the Solano Irrigation District. The mobile home court will provide its own private recreational facilities. In the future, use may be made of the State-owned land bounded by Interstate 80 and a bend in Ulatis Creek, a land parcel not attractive for other kinds of development because of its inaccessibility. This land parcel together with the two park-school sites and the mobile home court facilities would provide planning area 3 with sufficient recreational facilities to meet projected needs.

PLANNING AREA 4

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
44 26%	17 10%	4 2%	9 5%	74 43%	90 52%	8 5%	172	1%

population distribution by age

Planning Area 4 is large and contains less than 1% of the city's population. It is bounded on the north by Interstate 80, on the west by Davis Street, on the south by Alamo Creek and on the west by Peabody Road. The city has proposed two commercial developments along Interstate 80.

The present population of Planning Area 4 is about 175 and the projected population is about 5100. There is no residential development planned for either the present or the immediate future. Paden Elementary School and Wood High School are the existing schools in the planning area (students are bussed to Paden) with a junior high school planned for the future. Because of the low population there are no recreational deficiencies at the present time, and the presence of the three school sites will provide sufficient recreational facilities for the projected population. No recreational needs surveys were received from residents of Planning Area 4.



Markham School in Planning Area 11 has unused land to develop additional recreation facilities.

PLANNING AREA 5

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
78 19%	27 7%	10 2%	15 4%	130 32%	257 61%	29 7%	416	2%

population distribution by age

Planning Area 5 is average size (330 acres) and contains 3% of the City's population. The present population is 416 and the projected population at saturation is about 4200. The planning area is bounded on the north by Interstate 80, on the west and south by Alamo Creek, and on the east by Davis Street. The City has proposed commercial development in the extreme west section. There are no existing schools or other recreational facilities but because of the low population, there

are no recreational deficiencies. There are no plans for residential development in the near future and no school sites have been proposed.

Planning Area 5 has demographic similarities to Planning Area 2. It is mostly agricultural with a low, dispersed population that is chiefly military and has one of the lowest percentages (32%) of population under 18 of all the planning areas. Because of the present large military population (which will not be characteristic of the planning area at saturation), it is difficult to interpolate the specific recreational needs of the projected population on the basis of the populations of various age groups. However, two school-park sites have been tentatively spotted to meet the recreational needs of the population at saturation. No recreational needs surveys were received from residents of Planning Area 5.

PLANNING AREA 6

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
155 15%	108 10%	47 5%	74 7%	384 37%	599 57%	64 6%	1047	6%

population distribution by age

Planning Area 6 is rather small (106 acres) and contains about 6% of the City's population. The present population is 1047 and the projected population at saturation is about 1600. The planning area is bounded on the north by Mason Street, on the west by Merchant Street, on the south by Interstate 80 and on the east by Davis Street. The City has proposed that a strip along Merchant Street and the area north of Stevenson Street be converted into commercial development in the future.

Elm Elementary School is in the planning area and provides limited recreational facilities for the present population. The rather low, projected population indicates that the school could provide sufficient facilities for the future recreational needs of the area if developed to its maximum potential. As only three recreational needs surveys were received, no conclusions were drawn regarding resident recreational preferences.

A strip of land along Interstate 80 has been donated to the City to be developed into a small park (Birch Street Park). Because of its isolation, the value of the land for recreational purposes is quite limited. The best use of land would be a park area with shade trees and benches, but the proximity of Ulatis Creek Park and the proposed Civic Center Park makes Birch Street Park a low priority recreational development. Any money proposed to be spent on the development of Birch Street Park would be spent more profitably elsewhere.

PLANNING AREA 7

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
52 22%	20 18%	6 2%	18 6%	96 39%	137 55%	16 6%	249	1%

population distribution by age

Planning Area 7 is very small (76 acres) and contains about 2% of the City's population. It is bounded on the north by Ulatis Creek, on the west by Davis Street and Merchant Street and on the south and east by Interstate 80. The present population is 249. The City has proposed that Planning Area 7 be converted into industrial use, thus no recreational development will be needed in the future. For present needs, Ulatis Elementary School and Ulatis Creek Park are close enough to provide recreational facilities for the planning area.

PLANNING AREA 8

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
161 22%	75 10%	33 5%	49 7%	318 44%	374 52%	28 4%	720	4%

population distribution by age

Planning Area 8 is rather small (100 acres) and contains about 4% of the city's population. The present population is 720 and the projected population at saturation is about 1500.

The planning area is bounded on the north by Monte Vista Avenue, on the west and south by Ulatis Creek and on the east by Interstate 80. The City has proposed that the area between Ulatis Elementary School and Depot Street be converted to commercial development. Also, development has begun on Ulatis Creek Park, which will ultimately extend from Ulatis Creek on the west to Ulatis Elementary School on the east.

The development of Ulatis Creek Park and Ulatis Elementary School will provide recreational facilities for both planning areas 8 and 7. Response to the recreational needs survey was very meager, with a combined total of seven responses for both planning areas.

PLANNING AREA 9

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
17 1.4%	7 .5%	2 .1%	2 .1%	28 2%	540 43%	632 53%	1200	7%

population distribution by age

Planning Area 9 is the largest in size (874 acres) and contains 7% of the City's population. The present population is 1200. The planning area is bounded on the north by Interstate 80, on the east by Leisure Town Road, on the south by Ulatis Creek and on the west by a line running parallel to Nut Tree Road and lying about 3/10 mile west of that road.

The major part of the planning area (that accounting for almost the entire population) is Leisure Town, lying east of Nut Tree Road. This planning area has been somewhat selective in nature and is chiefly oriented towards retired people and has discouraged admittance of children. A private community recreational center and building is provided for Leisure Town residents. The adjacent golf course, however, is for public use.

Because complete development plans for Leisure Town are not yet specific, the projected population at saturation is not known. However, multi-dwelling units, a mobile home trailer court, and single-family homes are planned and will change the nature of the community with the addition of younger families with children. The new 150-unit subdivision of Greentree is under construction just south of Yellowstone Drive. This subdivision will require additional recreational facilities, especially important as children will now be residing in the area. Such facilities, however, will not be needed to meet existing needs.

Little response (4 replies) was elicited by the recreational needs survey as all community needs are currently provided by the subdivision.

PLANNING AREA 10

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
116 18%	57 9%	23 3%	39 6%	235 36%	387 60%	23 4%	645	4%

population distribution by age

Planning Area 10 is rather large (524 acres) and contains about 3% of the City's population. The present population is 646 and the projected population is about 2000. The planning area is irregular in shape and extends eastward from Brown

Street to (and including) the Nut Tree facilities. It is bounded on the south by Interstate 80 and by a lot line about 1/3 of a mile north of the Brown Valley Sewage Treatment Plant. The City has proposed that extensive commercial development take place in this planning area. It also is likely that the Nut Tree Airport will be considerably expanded.

Residential development adjacent to an airport is not very desirable and a suitable buffer should be present to eliminate airport ground noise. The *Feasibility Study for Acquisition of the Nut Tree Airport*, (Coppie and Foreaker, Engineers) points out the advantages of utilizing the Bennett Hills (the hills paralleling Callen Street to the east) as just such a buffer. Thus it seems desirable to limit residential development to the west of the hills.

As no school is planned in Planning Area 10, and since most of the present development is multiple dwellings, this planning area will suffer from a recreational facility shortage if no facilities are provided. Two possibilities exist. The most desirable and most feasible would be to dedicate the Bennett Hills as a permanent green belt buffer and utilize its westward slopes for recreational purposes. Mass planting of trees would relieve much of the barren look of the hills and make a very valuable recreational asset.

PLANNING AREA 11

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
375 21%	184 10%	80 4%	127 7%	766 42%	1027 55%	57 3%	1850	10%

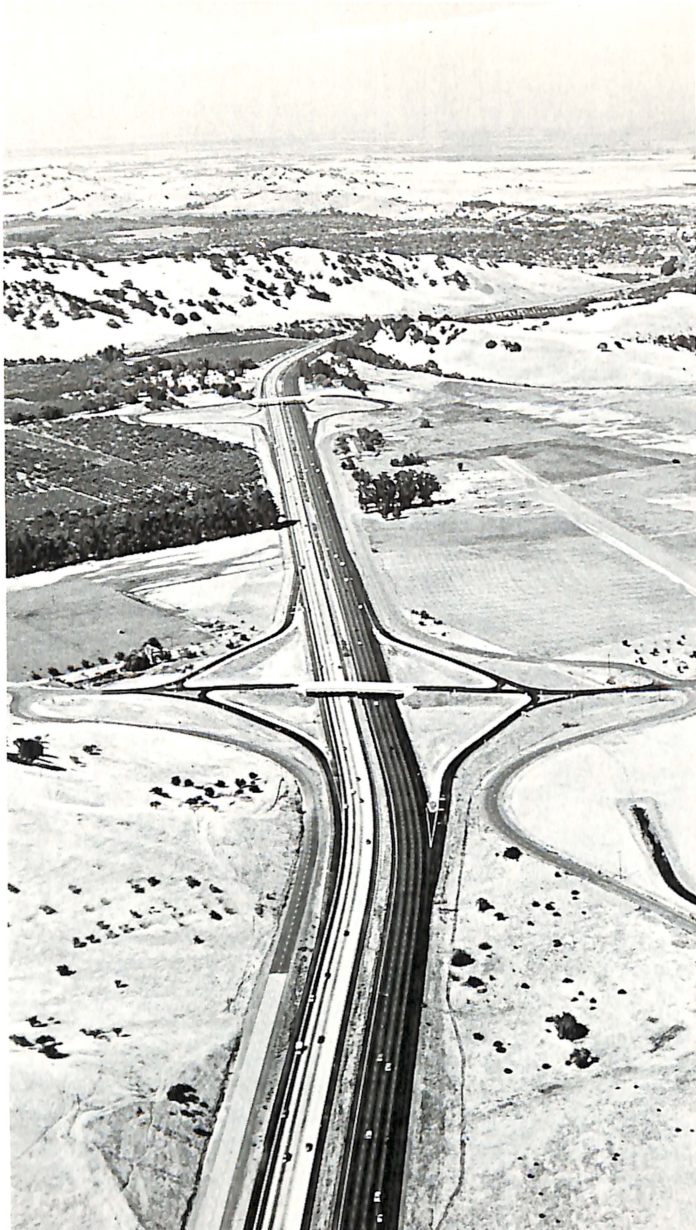
population distribution by age

Planning Area 11 is of average size (330 acres) and contains about 9% of the City's population. The present population of Planning Area 11 is about 1900 and the projected population is about 6700. It is bounded on the north by Markham Avenue and an irregular boundary extending to Gibson Canyon Road and back to Vine Avenue, on the west by Vine Avenue, on the south by Monte Vista Avenue, and on the east by Brown Street. The City has proposed that the extreme southeast portion of the planning area be converted into commercial development.

Markham Elementary School and Ulatis Creek Park provide recreational facilities for this area. The former site will continue to adequately serve the residents east of Markham Drive and north of Wesley Avenue while the latter site (together with Ulatis Elementary School) will continue to adequately serve residents south of Wesley Avenue. Residential lots in the northwest neighborhood of the planning area are zoned as 20,000 sq. ft. lots, thus a proximity to neighborhood recreation for this area is not critical.

Response to the recreational needs survey was low (6 replies). All returns, however, expressed the desire for a family picnic area, and placed emphasis on a tot pool and park area for free play.

A second possibility would be to utilize the County Corporation Yard. This would require the Vacaville Unified School District to find another site for its future expansion of facilities and bus storage. At the present time, this does not seem likely.



Following the route of the early wagon roads, Interstate 80 divides Vacaville into two roughly equal parts, north and south.

PLANNING AREA 12

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
754 17%	548 13%	283 6%	434 10%	2019 46%	2313 53%	73 1%	4405	25%

population distribution by age

Planning Area 12 is of average size (325 acres) but contains over 22% of the City's population. The present population is 4400 and the projected population is about 5100. It is bounded on the west by Alamo Creek, on the south by Monte Vista Avenue and on the east by Ulatis Creek. The northern boundary of this planning area is the city limits, and because Vacaville is showing little, if any, growth up into Vaca Valley (probably because of efforts to preserve the valley's fertile agricultural land), planning area 12 is not expected to increase in acreage.

Planning Area 12 has two elementary schools, one junior high school and one high school, providing sufficient land for recreation. Vacaville High School and Ulatis Creek Park will provide ample community recreation for the part of Vacaville lying north of Interstate 80.

More responses to the recreational needs survey were received from Planning Area 12 than from any other planning area. The most needed neighborhood facilities in order of importance were: park area for free play, paved area for free play and court games, family picnic area, tot pool and turf playfields. The availability of approximately 4.5 acres of land on the Willis Jepson Junior High School site for neighborhood-community use should greatly relieve recreational deficiencies in this area. The land is bordered on the west by Alamo Creek and offers a great opportunity for a nature-picnic-free play area.

An overwhelming number of responses expressed the need at the community level for a regulation swimming pool. The pool at Vacaville High School is overcrowded, but the olympic-size pool in the proposed Vacaville City Park would draw many users from the school pool and free it for increased neighborhood and community use.

PLANNING AREA 13

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
403 13%	281 9%	139 5%	263 8%	1086 35%	1728 55%	313 10%	3127	18%

population distribution by age

Planning Area 13 is average size (330 acres) but contains about 16% of the City's population. The present population is about 3100 and the projected population about 4700. It is bounded on the north by West Monte Vista Avenue, on the west by South Orchard Avenue, on the south by Merchant Street and on the east by Ulatis Creek. The City has proposed that the area east of Parker Street be converted into commercial development in the future.

About 10% of the population of the planning area is over 65 years of age and these residents reside chiefly in the older section of the planning area, i.e., east of Lovers Lane Avenue.

There are no school sites in the planning area on which to develop recreation facilities. Those residents north of Buck Avenue have easy access to Monte Vista Elementary School, while those south of Buck Avenue and west of Lovers Lane Avenue have easy access to Alamo Elementary School (Planning Area 14). The area bounded by Buck Avenue, Lovers Lane Avenue and Merchant Street should be served by recreational facilities developed on the Civic Center site. Taking into account the proposed library and parking additions, about 2.1 acres would be available in the northwest area of the site.

A particular need of this neighborhood is that of the senior citizens since Planning Area 13 has about half of those over 65 years of age in the entire city (with the exception of Leisure Town). A large area for senior citizens, including expansion of the present building space, has already been planned for Ulatis Creek Park (where it extends into the extreme eastern section of Planning Area 13). With the area in the Civic Center Park, these facilities would meet the needs of the senior citizens.

Thirty responses were received to the recreational needs survey. Over one-half indicated a need for more park area. Also expressed was the need for turf playfields, paved areas, picnic area, and a community hall. Because Planning Area 13 is well built-up, there is not sufficient land available at reasonable cost other than the city-owned land at the Civic Center. However, surrounding park-school sites such as Alamo, Elm and Monte Vista should alleviate recreational deficiencies.

PLANNING AREA 14

0-7	8-11	12-13	14-17	total under 18	18-65	over 65	total population	% of city pop.
148 15%	117 11%	63 6%	83 8%	411 40%	600 58%	16 2%	1027	6%

population distribution by age

Planning Area 14 is of average size and contains about 5% of the City's population. The present population is 1100 and the projected population about 6000. It is bounded on the west by an arm of the Vaca Mountains, on the south by Merchant Street, on the east by South Orchard Avenue, and on the north by Monte Vista Avenue.

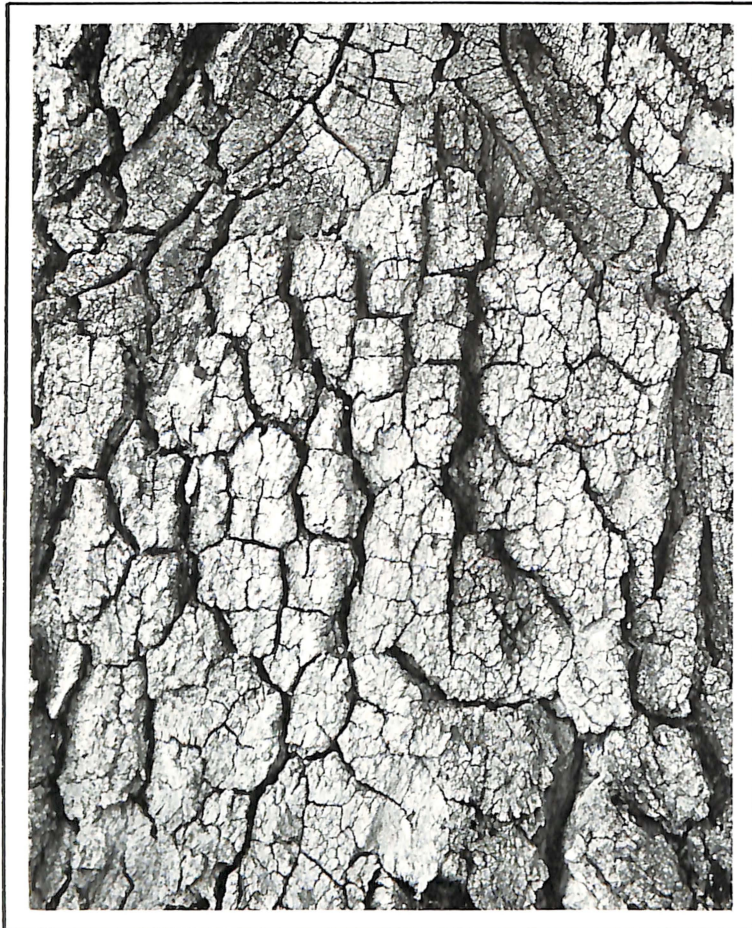
Much development is still occurring in this planning area between the hills and Alamo Creek. There is presently one elementary school in the planning area (Alamo Elementary School) with another planned (Pena Elementary School). The two school sites are well situated to serve all the residents of the planning area. Those residents north of Buck Avenue will naturally utilize the Pena Site while those south of Buck and east of Alamo Creek will utilize whichever site happens to be nearest the home, as there is no means of crossing the creek because the creek frontage is all privately owned. Still, a resident in the planning area would have to walk less than ¼ mile to reach one of the sites.

Sixteen responses to the recreational needs survey were received, indicating neighborhood needs in the following preference order: turf playfield, paved area, and park area for free play. A swimming pool was the most needed community facility and, as discussed under Planning Area 12, Vacaville High School will supply that need.

PROPOSED RECREATIONAL FACILITIES DEVELOPMENT

Planning Area	To Meet Existing Needs		To Meet Projected Needs	
	Neighborhood (N) Community (C)	City-Wide	Neighborhood (N) Community (C)	City-Wide
1	none	none	none	none
2	none	none	Southwood School Park (N)	none
3	Fairmont School Park (N)	none	2 parks	none
4	none	none	Paden School Park (N) 1 park (N) Wood School Park (C)	none
5	none	none	none	none
6	Elm School Park (N)	none	none	none
7	none	none	none	none
8	Ulati School Park (N) Ulati Creek Park (C)	none	none	none
9	none	none	1 park (N)	none
10	none	none	1 park (N)	none
11	Markham School Park (N)	none	none	none
12	Jepson Park (N) Hemlock School Park (N) Monte Vista School Park (N)	none	none	none
13	Civic Center Park (N)	none	none	none
14	Alamo School Park (N)	none	Pena School Park (N)	none
Intra-city	street-oriented bike routes (N, C)	canalway, creekways	street-oriented bike routes (N, C)	canalway, Creekways
Outlying Areas	none	Vacaville City Park Pena Adobe	5 parks (N) (see plan)	Vacaville City Park expansion (see plan)

PROPOSED RECREATIONAL FACILITIES



The proposed recreational facilities development is of three types – recreational park sites, creekways, and street-oriented bike routes. The latter serve as neighborhood collector loops and tie up with the creekways which accommodate hiking and horseback riding as well as biking. The entire non-vehicular movement system provides a means of linking recreational sites throughout the city and outlying areas with each other and with the downtown commercial and civic center. In addition, this system will provide non-vehicular access to the projected regional recreational facilities proposed in the second part of this study ("Vacaville Planning Area").

Following is a detailed description of the size, location and facilities of each recreational facility proposed to satisfy existing needs. Recreational facilities to satisfy projected needs are located on the plan entitled "Recreational Facilities to Meet Projected Needs". Because these projected facilities are in presently undeveloped areas, and in some cases outside the city limits, specific sizes and facilities cannot be determined. The "Policies and Standards – Vacaville Parks and Recreation Element" should be used as a guide in the development of future recreational sites.

City-School District Joint Recreational Development Agreement

This agreement pledges the City of Vacaville and the Vacaville Unified School District to joint acquisition and utilization of sites for educational and recreational purposes. It specifies what parties are responsible for maintenance, repair of facilities, watering of turf and shrubs, repair, etc. In general, the agreement is quite thorough and is a good beginning toward the realization of the cooperation between city and school district discussed in the Introduction.

Recommendations for Consideration

The agreement is only binding for a period of 25 years and may be terminated by either party upon one year's written notice. Under this condition, the agreement is hardly a show of faith in the possibility of implementing the Parks and Recreation Element. It is strongly recommended that the Agreement be made binding for perpetuity.

Creekway Right-of-Way Easement

The City of Vacaville has a policy of advocating right-of-way easements along Ulatis and Alamo Creeks. Unfortunately, this is a policy only and not confirmed in writing. Vacaville should not rely on the good faith of the developer only to relinquish easements to the City as creek frontage is a very attractive selling feature.

Recommendation for Consideration

It is strongly recommended that an ordinance be adopted requiring all developers to provide right-of-way easements along the creeks to allow for the development of hiking, biking and bridle trails as proposed in the Parks and Recreation Element. The easement should be on both banks, measuring 55 feet from the center of the creek or 15 feet from the top of the bank, whichever is greater. For subdivisions along creeks, this should be in addition to the Bedroom Tax.

Bikeway Master Plan

One of the key features of the Parks and Recreation Element is the bikeway system which links schools, recreation sites and the downtown commercial center to each other and to the proposed outlying regional recreational facilities. Because of the flat terrain of Vacaville, movement by bicycle is especially convenient. If a comprehensive recreation plan is to be realized, all proposed recreational facilities should be related to the Bikeway Master Plan. This plan can be used to aid in the location of future school sites as well as recreational facilities.

Recommendations for Consideration

It is strongly recommended that a Bikeway Master Plan be created and that all future recreational facility developments and school sites be coordinated to the Bikeway Master Plan. A Permanent Bikeways Committee should be created to keep the Master Plan up to date and to review and make recommendations regarding recreational facility and school site selection.

FAIRMONT SCHOOL PARK

Space Available for Recreation — 436,600 sq. ft. or 10 Acres

School Enrollment:

Kindergarten	Grades 1-3	Grades 4-6	Total
120	300	300	720

School-Centered Recreational Needs as per State Standards (School Site Analysis and Development, Bureau of School Planning)

Kindergarten	
apparatus area	5,500 sq. ft.
paved area	4,000 sq. ft.
turfed area	2,500 sq. ft.
total needed space	12,000 sq. ft.
total available space	12,000 sq. ft.
Total Space Deficit/Excess	

Grades 1-6	
apparatus area	
grades 1-3 - 3 @ 3200 sq. ft.	9,600 sq. ft.
grades 4-6 - 3.5 @ 3200 sq. ft.	11,200 sq. ft.
paved area	
grades 1-3 - 3 @ 60' x 75'	13,500 sq. ft.
grades 4-6 - 4 @ 80' x 100'	32,000 sq. ft.
sportfield	
grades 1-3 - 2 @ 90' x 120'	21,600 sq. ft.
grades 4-6 - 4 @ 180' x 180'	129,600 sq. ft.
- 1 @ 120' x 180'	21,600 sq. ft.
total space grades 1-6	239,100 sq. ft.
total space kindergarten	12,000 sq. ft.
total school-oriented space	251,100 sq. ft.
total available space	436,600 sq. ft.
Total Space Excess	185,500 sq. ft.
Available for Neighborhood-Oriented Recreational Facilities	

Neighborhood-Centered Recreational Needs as per "Policies and Standards for Vacaville Parks and Recreational Planning"

Paved area for court games	12,000 sq. ft.
Sportfield	
Park Area	93,600 sq. ft.
Totlot and Mothers' Area	14,000 sq. ft.
Senior Citizens' Area	
Nature and Hobby Area	21,000 sq. ft.
Total Recreational Space	140,800 sq. ft.

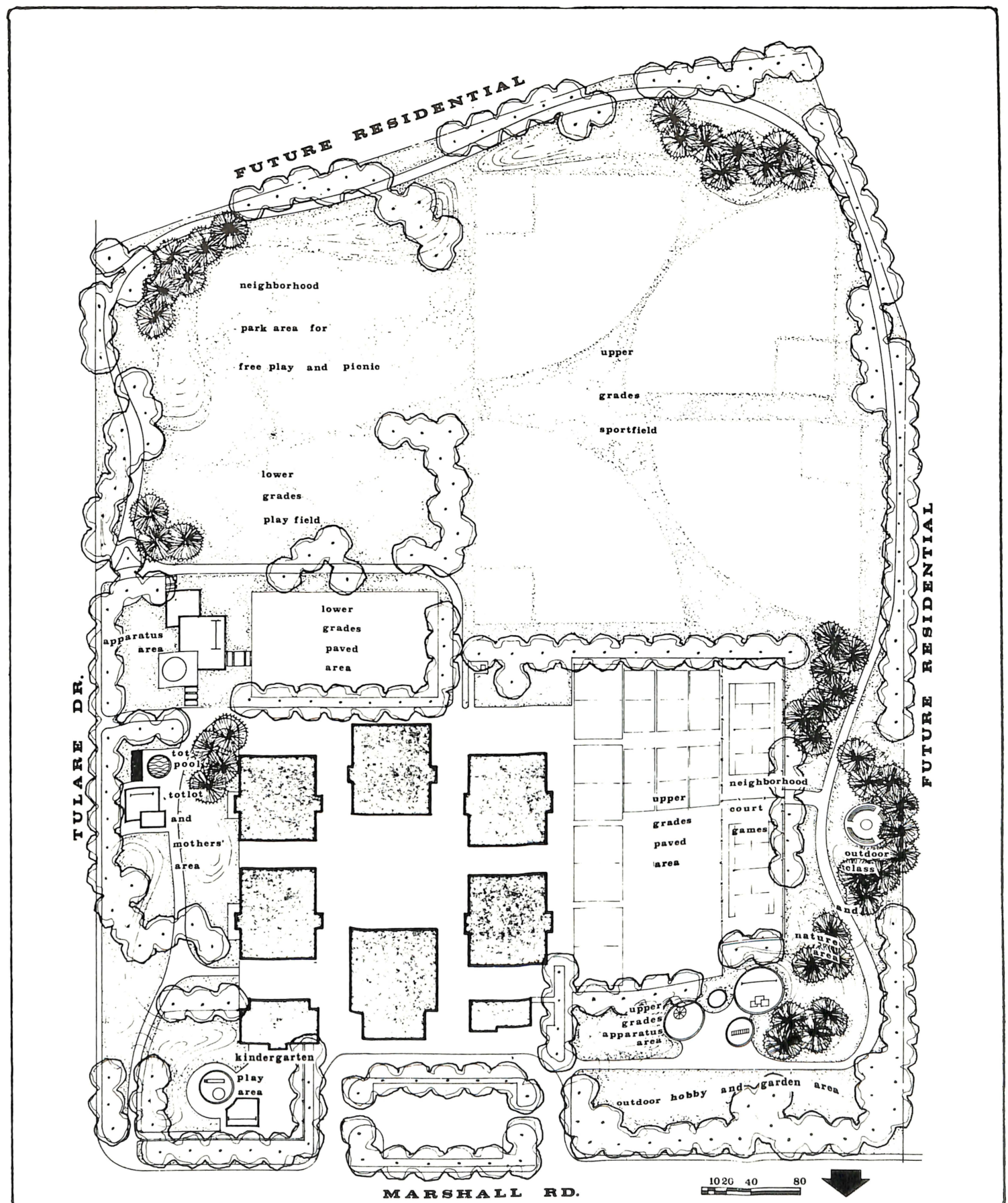
SUMMARY

Total School-Oriented Recreation	251,100 sq. ft.
Total Neighborhood-Oriented Recreation	140,800 sq. ft.
Landscaped Buffers and Transitional Areas	34,700 sq. ft.
Total Site Development	436,600 sq. ft.

Planning area 3

Fairmont School Park

The school site has about 10 acres available for school- and neighborhood-centered recreation. Existing development consists of a paved area for court games (school-centered) and a recently-installed two-acre turf area for neighborhood use. Proposed neighborhood facilities include two tennis courts, a park area for free play, a totlot and mothers' area (including a tot pool), a nature and hobby area, and a fire circle which can double as an outdoor class area.



FAIRMONT SCHOOL PARK

THEODORE OSMUNDSON AND ASSOCIATES
landscape architecture · urban design · recreation planning

Vacaville Parks & Recreation Element

RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Elm School Park Recreational Site

Space Available for Recreation – 286,000 sq. ft. (6.6 acres)

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
56	170	142	368

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten

Aparatus area	5,500 sq. ft.
Paved area	4,000 sq. ft.
Turfed area	2,500 sq. ft.
Total needed space	12,000 sq. ft.
Total available space	12,000 sq. ft.
Total space deficit/excess	----- sq. ft.

Grades 1-6

Apparatus area	
grades 1-3 - 3 @ 3200 sq. ft.	9,600 sq. ft.
grades 4-6 - 2 @ 3200 sq. ft.	6,400 sq. ft.
Paved area	
grades 1-3 - 4 @ 60' x 75'	18,000 sq. ft.
grades 4-6 - 2 @ 80' x 100'	16,000 sq. ft.
Sportfield	
grades 1-3 - 1 @ 90' x 120'	10,800 sq. ft.
grades 4-6 - 2 @ 180' x 180'	64,800 sq. ft.

Total space grades 1-6	136,400 sq. ft.
Total space kindergarten	12,000 sq. ft.
Total school-oriented space	148,400 sq. ft.
Total available space	286,000 sq. ft.
available for neighborhood-oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per "Policies and Standards for Vacaville Parks and Recreational Planning"

Paved area for court games	17,500 sq. ft.
Sportfield	sq. ft.
Park area	33,000 sq. ft.
Totlot and mother's area	sq. ft.
Senior citizens' area	sq. ft.
Nature and hobby area	24,000 sq. ft.
Total recreational space	74,500 sq. ft.

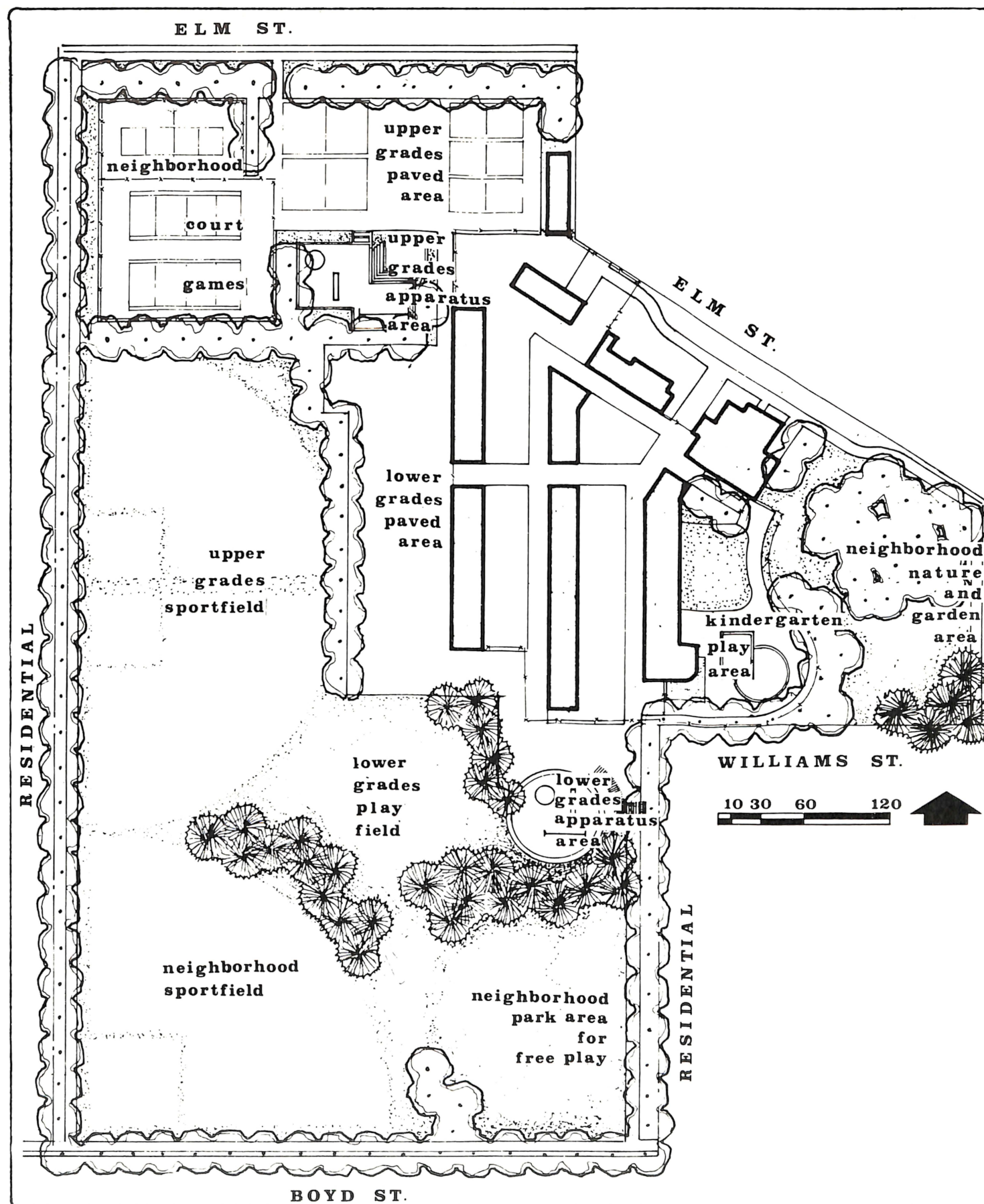
SUMMARY

Total school-oriented recreation	148,400 sq. ft.
Total neighborhood-oriented recreation	74,500 sq. ft.
Landscaped buffers and transitional areas	63,100 sq. ft.
Total site development	286,000 sq. ft.

Planning Area 6

Elm School Park

The Elm Elementary School site is one of the oldest school sites in Vacaville, yet it has never been developed to its fullest potential. About 6.6 acres are available for recreational use. Neighborhood-centered facilities proposed for the site include two tennis courts, two handball courts, a park area for free play, and a nature and garden area. The latter area replaces the existing totlot which is poorly designed, lacks adequate shade and is not heavily used during the school week. The equipment in this totlot is actually more appropriate for children in the lower grades and it is suggested that the equipment be moved to the lower grade apparatus area. Neighborhood children have already started a small garden on church property east of Williams Street and an increased nature and garden area would be most appropriate.



ELM SCHOOL PARK

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Vacaville Parks &
Recreation Element

RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Ulatis School Park Recreational Site

RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Ulatis School Park Recreational Site

Space Available for Recreation — 83,000 sq. ft. (1.9 acres)

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
59	138	95	292

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten	
Aparatus area	5,500 sq. ft.
Paved area	4,000 sq. ft.
Turfed area	2,500 sq. ft.
Total needed space	12,000 sq. ft.
Total available space	1,200 sq. ft.
Total space deficit/excess	10,800 sq. ft.

Grades 1-6	
Aparatus area	
grades 1-3 - 2 @ 3,200 sq. ft.	6,400 sq. ft.
grades 4-6 - 1½ @ 3,200 sq. ft.	4,800 sq. ft.

Paved area	
grades 1-3 - 2 @ 60' x 75'	9,000 sq. ft.
grades 4-6 - 1.5 @ 80' x 100'	12,000 sq. ft.

Sportfield	
grades 1-3 - 1 @ 90' x 120'	10,800 sq. ft.
grades 4-6 - 1 @ 180' x 180'	32,400 sq. ft.

Total space grades 1-6	75,400 sq. ft.
Total space kindergarten	1,200 sq. ft.
Total school-oriented space	76,600 sq. ft.
Total available space	83,000 sq. ft.
Total space excess	6,400 sq. ft.
available for neighborhood-oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per
"Policies and Standards for
Vacaville Parks and Recreational Planning"

Paved area for court games	sq. ft.
Sportfield	sq. ft.
Park area	sq. ft.
Totlot and mothers' area	sq. ft.
Senior citizens' area	sq. ft.
Nature and hobby area	sq. ft.
Total recreational space	sq. ft.

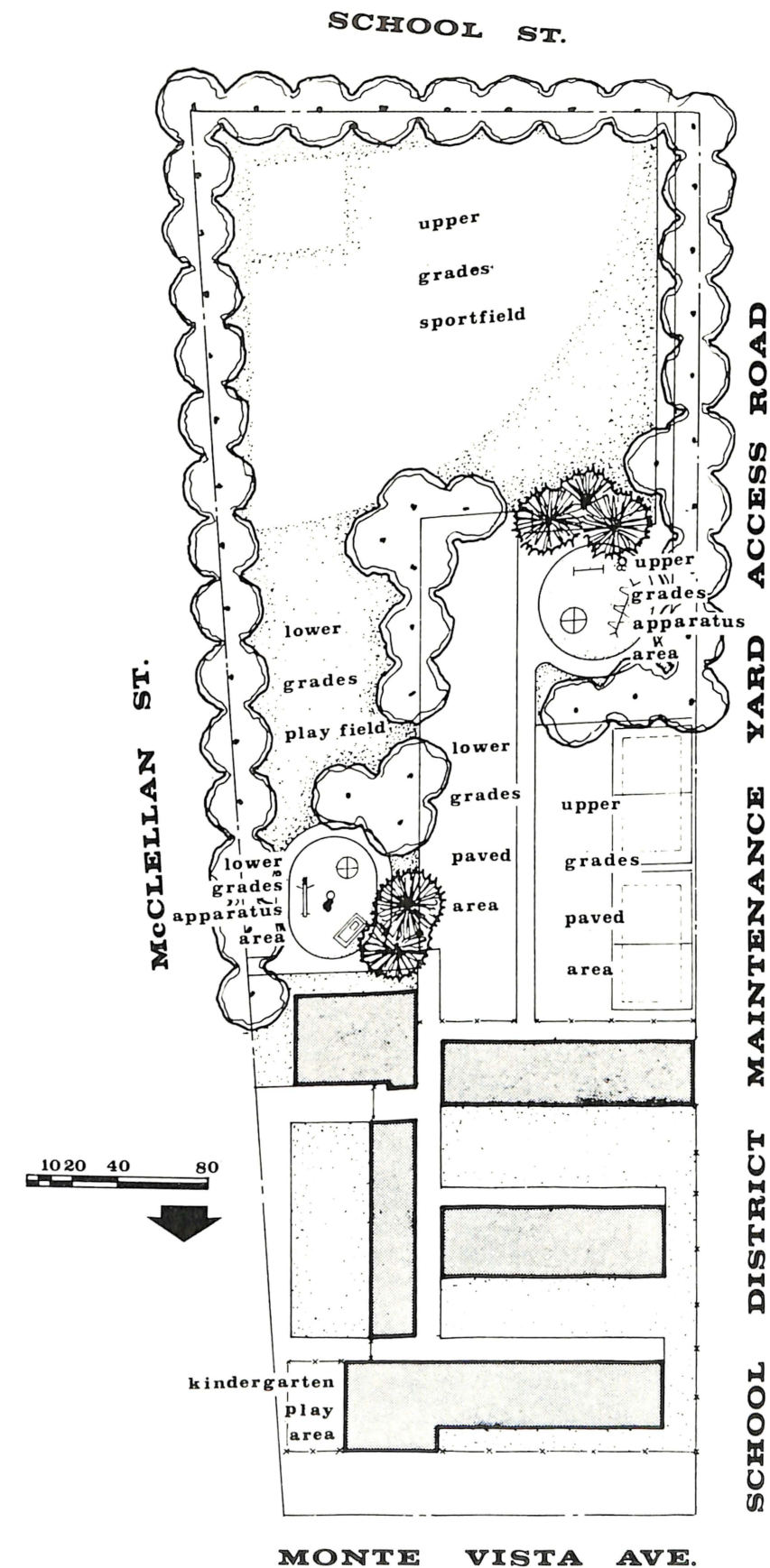
SUMMARY

Total school-oriented recreation	76,600 sq. ft.
Total neighborhood-oriented recreation	sq. ft.
Landscaped buffers and transitional areas	6,400 sq. ft.
Total site development	83,000 sq. ft.

Planning Area 8

Ulatis School Park

The Ulatis Elementary School site is not of sufficient suze to provide school-centered recreation and thus cannot provide neighborhood-centered recreational facilities. Because the adjacent Ulatis Creek Park does not include a sportfield in its ultimate development plan, Ulatis School Park can be considered as a complement to Ulatis Creek Park.



ULATIS SCHOOL PARK

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Recreation Element

RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Monte Vista School Park

Space Available for Recreation – 266,000 sq. ft. or 6.2 acres

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
None	132	245	377

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten (none existing)

Aparatus area	sq. ft.
Paved area	sq. ft.
Turfed area	sq. ft.
Total needed space	sq. ft.
Total available space	sq. ft.
Total space deficit/excess	sq. ft.

Grades 1-6

Aparatus area	
grades 1-3 - 2 @ 3200 sq. ft.	6,400 sq. ft.
grades 4-6 - 2½ @ 3200 sq. ft.	8,000 sq. ft.

Paved area

grades 1-3 - 2 @ 60' x 75'	9,000 sq. ft.
grades 4-6 - 3 @ 80' x 100'	129,600 sq. ft.

Sportfield

grades 1-3 - 1 @ 90' x 120'	10,800 sq. ft.
grades 4-6 - 4 @ 180' x 180'	129,600 sq. ft.

Total space grades 1-6	sq. ft.
Total space kindergarten	sq. ft.
Total school-oriented space	187,800 sq. ft.
Total available space	266,000 sq. ft.
Total space excess	78,200 sq. ft.
available for neighborhood-oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per "Policies and Standards for Vacaville Parks and Recreational Planning"

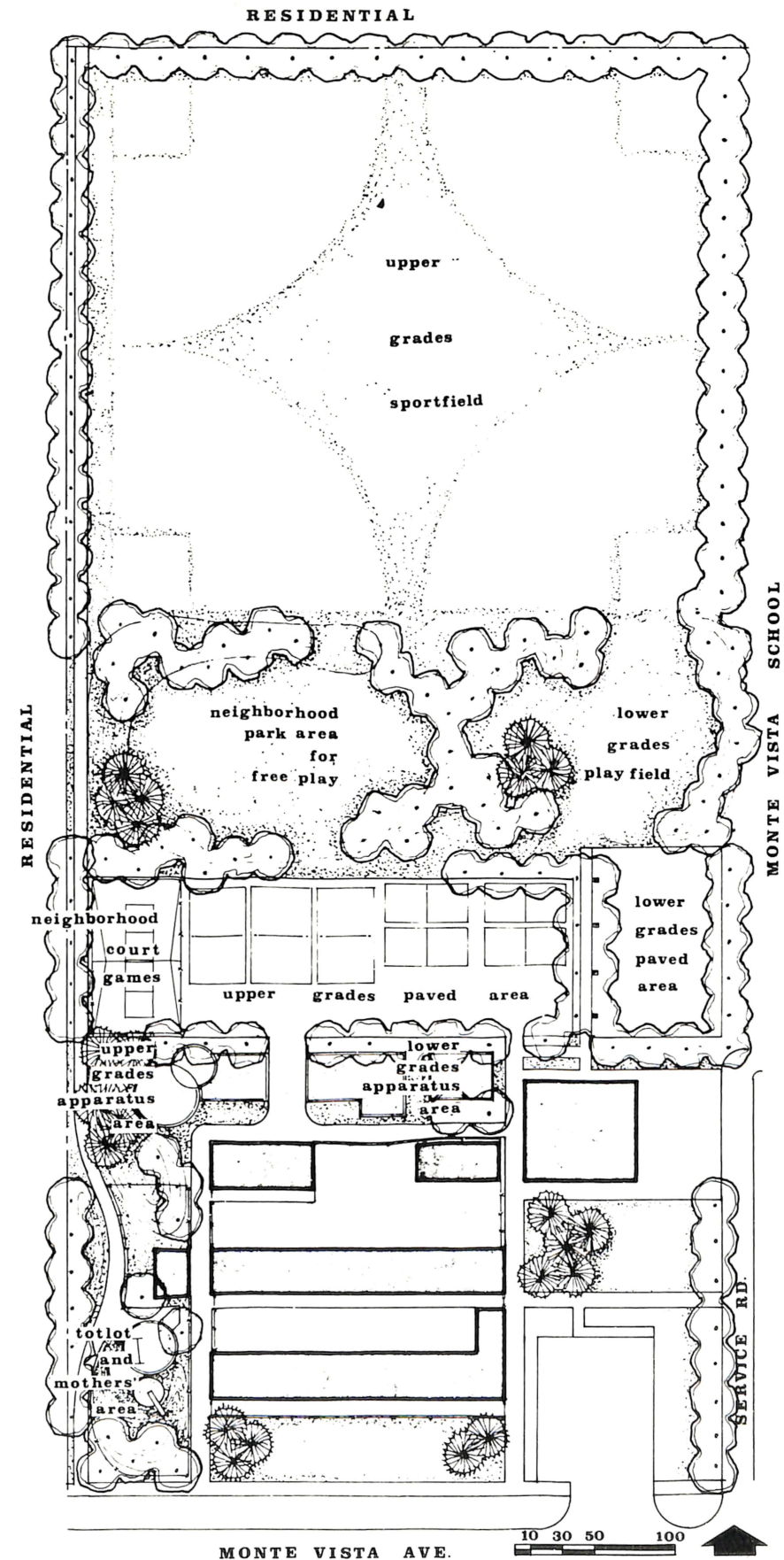
Paved area for court games	5,500 sq. ft.
Sportfield	sq. ft.
Park area	48,000 sq. ft.
Totlot and mothers' area	10,250 sq. ft.
Senior citizens' area	sq. ft.
Nature and hobby area	sq. ft.
Total recreational space	63,750 sq. ft.

SUMMARY

Total school-oriented recreation	187,800 sq. ft.
Total neighborhood-oriented recreation	63,750 sq. ft.
Landscaped buffers and transitional areas	14,450 sq. ft.
Total site development	266,000 sq. ft.

Monte Vista School Park

Monte Vista Elementary School has about 1.5 acres available for neighborhood-centered recreation. Proposed facilities include two handball courts, a park area, and a totlot and mothers' area.



MONTE VISTA SCHOOL PARK

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RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Hemlock School Park

Space available for recreation – 358,000 sq. ft. (8.3 acres)

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
115	251	157	523

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten	
Aparatus Area	2,500 sq. ft.
Paved area	4,000 sq. ft.
Turfed area	5,500 sq. ft.
Total needed space	12,000 sq. ft.
Total available space	12,000 sq. ft.
Total space deficit/excess	— sq. ft.

Grades 1-6	
Apparatus area	
grades 1-3 - 3 @ 3200 sq. ft.	9,600 sq. ft.
grades 4-6 - 3 @ 3200 sq. ft.	9,600 sq. ft.

Paved area	
grades 1-3 - 4 @ 60' x 75'	18,000 sq. ft.
grades 4-6 - 2 @ 80' x 100'	16,000 sq. ft.

Sportfield	
grades 1-3 - 2 @ 90' x 120'	21,600 sq. ft.
grades 4-6 - 2 @ 180' x 180'	64,800 sq. ft.

Total space grades 1-6	139,600 sq. ft.
Total space kindergarten	12,000 sq. ft.
Total school-oriented space	151,600 sq. ft.
Total available space	358,000 sq. ft.
Total space excess/deficit	206,400 sq. ft.
available for neighborhood-	
oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per "Policies and Standards for Vacaville Parks and Recreational Planning"

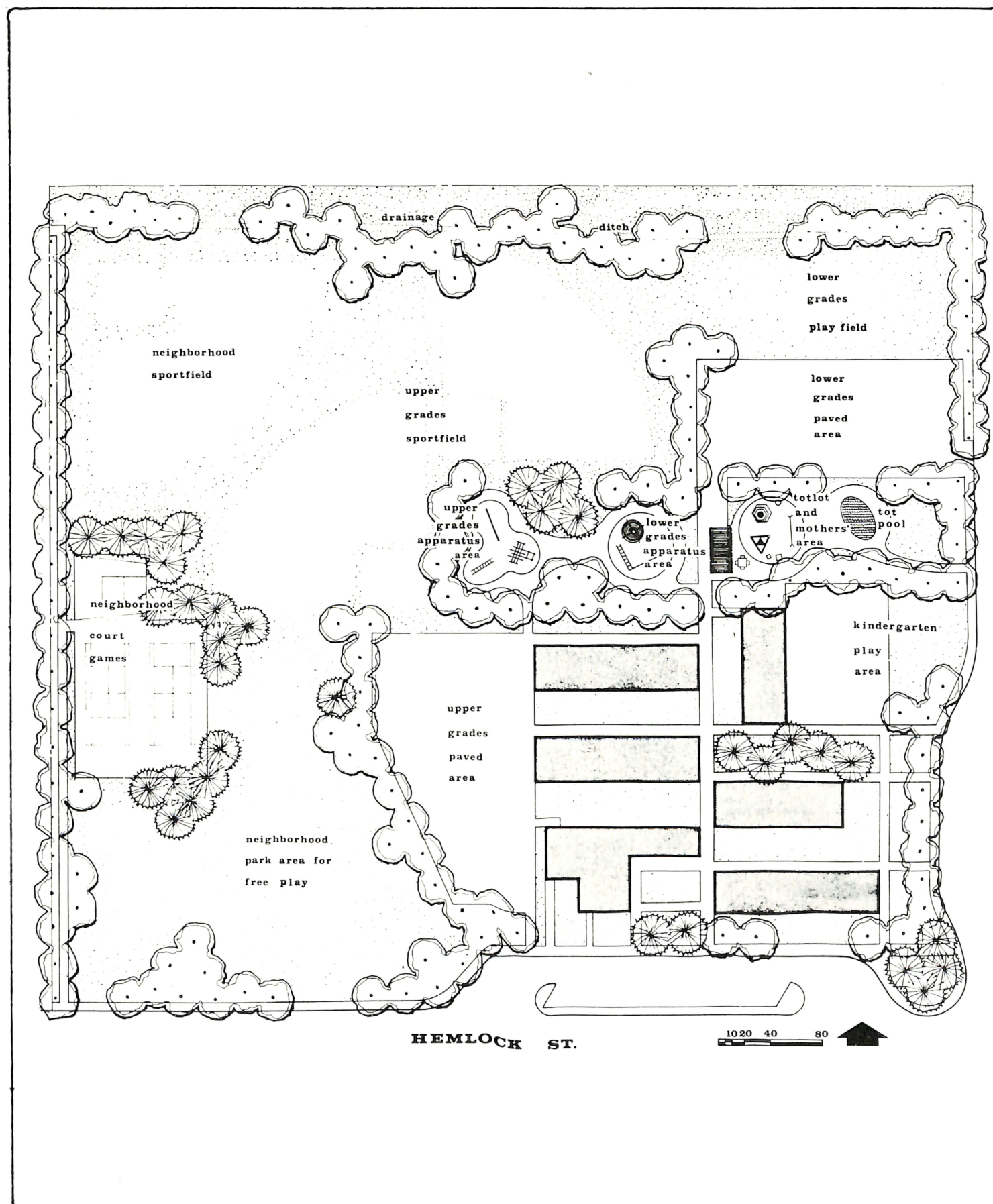
Paved area for court games	14,750 sq. ft.
Sportfield	34,700 sq. ft.
Park area	67,150 sq. ft.
Totlot and mothers' area	15,600 sq. ft.
Senior citizens' area	sq. ft.
Nature and hobby area	sq. ft.
Total recreational space	132,200 sq. ft.

SUMMARY

Total school-oriented recreation	151,600 sq. ft.
Total neighborhood-oriented recreation	132,200 sq. ft.
Landscaped buffers and transitional areas	74,200 sq. ft.
Total site development	358,000 sq. ft.

Hemlock School Park

Hemlock Elementary School has approximately 3 acres available for neighborhood-centered recreation. Proposed development includes two tennis courts, one handball court, a softball field, a park area, and a totlot and mothers' area (including a tot pool).



HEMLOCK SCHOOL PARK

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RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Markham School Park Recreational Site

Space Available for Recreation – 333,000 sq. ft. (7.7 acres)

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
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School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten	
Apparatus area	5,500 sq. ft.
Paved area	4,000 sq. ft.
Turfed area	2,500 sq. ft.
Total needed space	12,000 sq. ft.
Total available space	12,000 sq. ft.
Total space deficit/excess	----- sq. ft.

Grades 1-6	
Apparatus area	
grades 1-3 - 2.5 x 3200 sq. ft.	8,000 sq. ft.
grades 4-6 - 2.5 x 3200 sq. ft.	8,000 sq. ft.

Paved area	
grades 1-3 - 3 @ 60' x 75'	13,500 sq. ft.
grades 4-6 - 3 @ 80' x 100'	24,000 sq. ft.

Sportfield	
grades 1-3 - 2 @ 90' x 120'	21,600 sq. ft.
grades 4-6 - 2 @ 180' x 180'	87,400 sq. ft.
1 @ 120' x 180'	

Total space grades 1-6	162,500 sq. ft.
Total space kindergarten	12,000 sq. ft.
Total school-oriented space	174,500 sq. ft.
Total available space	333,000 sq. ft.
Total space excess/deficit	158,500 sq. ft.
available for neighborhood-oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per "Policies and Standards for Vacaville Parks and Recreational Planning"

Paved area for court games	12,000 sq. ft.
Sportfield	sq. ft.
Park area	92,000 sq. ft.
Totlot and mothers' area	8,500 sq. ft.
Senior Citizens' area	sq. ft.
Nature and hobby area	6,300 sq. ft.
Total recreational space	118,800 sq. ft.

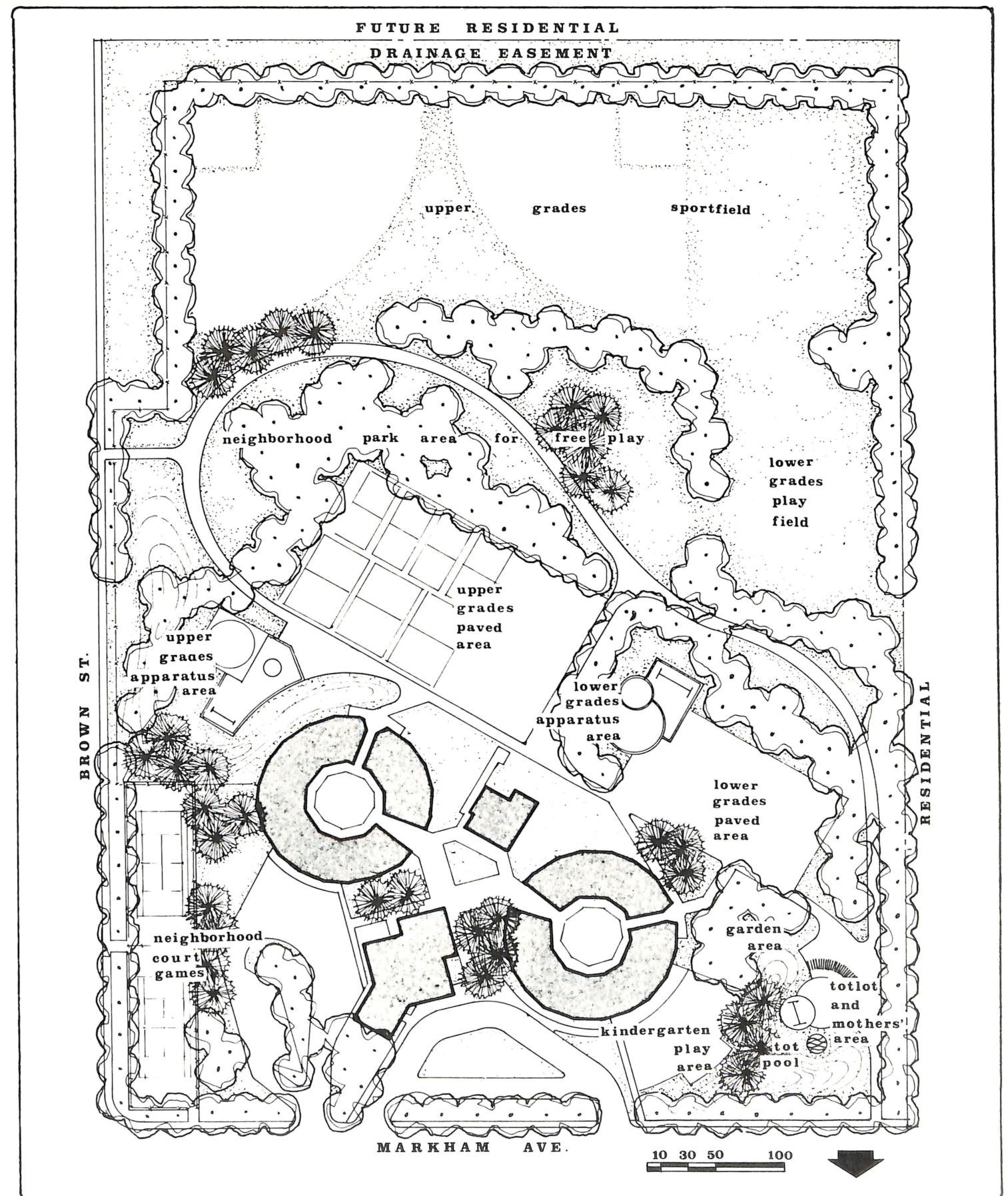
SUMMARY

Total school-oriented recreation	174,500 sq. ft.
Total neighborhood-oriented recreation	118,800 sq. ft.
Landscaped buffers and transitional areas	39,700 sq. ft.
Total site development	333,000 sq. ft.

Planning Area 11

Markham School Park

Edwin Markham School is one of the newest schools in Vacaville and is the only elementary school site with turf and irrigation. About 2.7 acres are available for neighborhood-centered recreational facilities. The proposed facilities include two tennis courts, a large park area, a totlot and mothers' area (including a tot pool), and a nature and garden area.



MARKHAM SCHOOL PARK

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RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Jepson School Park

School Enrollment: Grades 7-8 – 1135

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

The following needs are presently satisfied:

- field area (minimum dimensions 260' x 460')
- 12 basketball or volleyball courts
- 2 softball diamonds
- track and football field

The following needs are not satisfied:

- 6 tennis courts
- apparatus area (4,000 sq. ft.)

Because of space limitations, a football field cannot be provided. However, this deficiency is not critical as the other sportfields provide sufficient room for football play simultaneous with other games. The other two deficiencies can be satisfied on the existing site. A running track exists and needs regrading – total length is about 250 yards. Space has been allotted for a bank of 6 tennis courts immediately east of the basketball/volleyball courts; it is suggested that these courts be constructed.

Neighborhood-Centered Recreational Needs as per
"Policies and Standards for
Vacaville Parks and Recreational Planning"

Paved area for court games	sq. ft.
Sportfield	sq. ft.
Park area	sq. ft.
Totlot and mothers' area	sq. ft.
Senior Citizens' area	sq. ft.
Nature and hobby area	192,000 sq. ft.
Total recreational space	192,000 sq. ft.

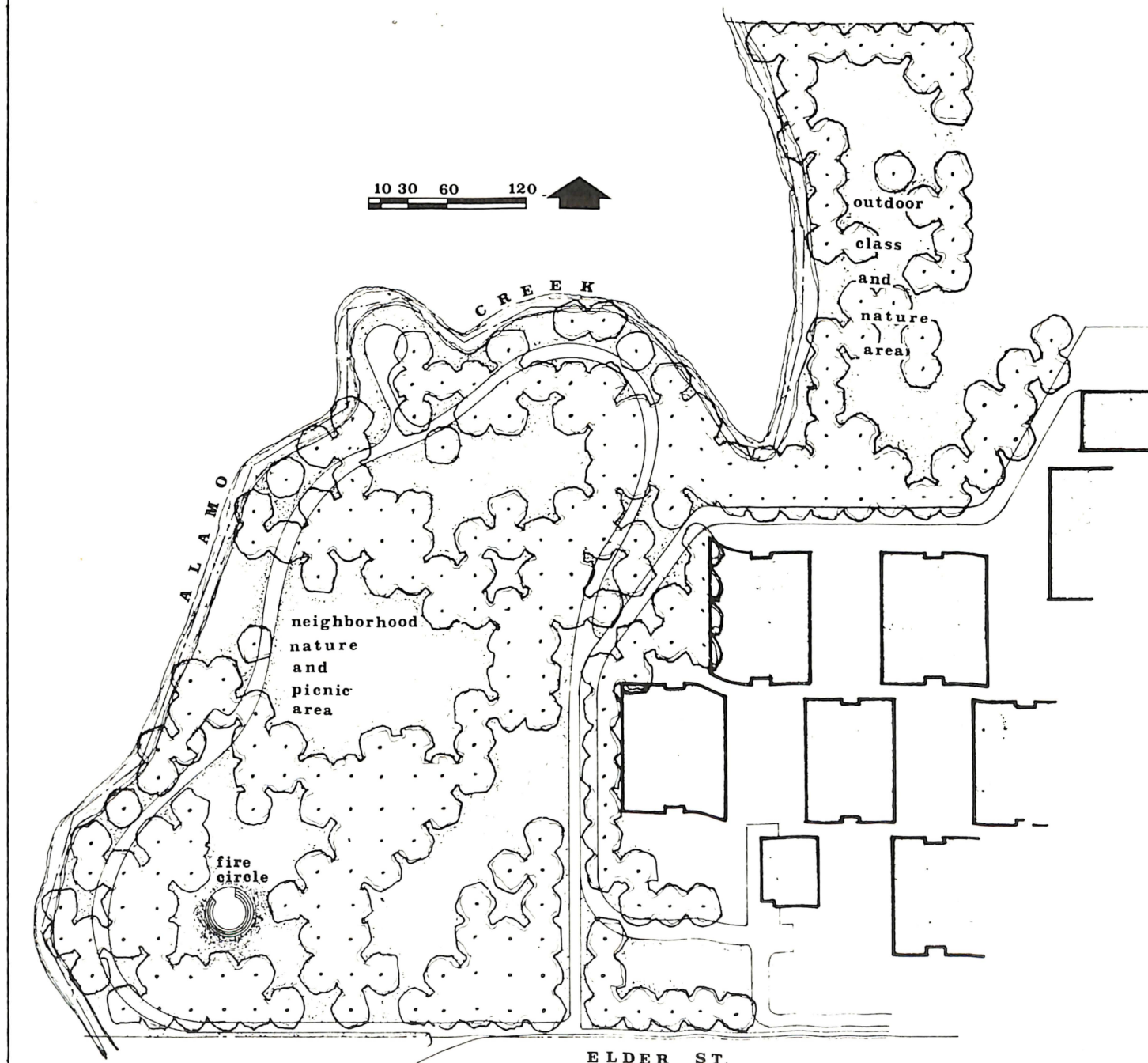
SUMMARY

Total school-oriented recreation	sq. ft.
Total neighborhood-oriented	sq. ft.
Landscaped buffers and transitional zones	192,000 sq. ft.
Total site development	192,000 sq. ft.

Planning Area 12

Jepson Park

Willis Jepson, Jr. High School has approximately 4.4 acres of undeveloped land that is not needed to meet existing or projected school needs. This land parcel has extensive creek frontage and is an excellent location for a neighborhood park and nature area. A neglected orchard now occupies the site but it is rather scrubby and not very attractive, nor do the trees offer much shade. The site development plan proposes removal of the existing trees and a denser replanting in groups of rows to retain the original orchard quality while still providing much needed shade during the summer in a pleasant park-like setting. The park creekway biking and hiking trail can ultimately be extended along Alamo Creek to link up with the proposed regional recreation development. Additional development on the school site should include the turfing and irrigation of the sportfield, not only to obtain maximum use, but to alleviate the dirt problem caused by strong winds whipping across the sportfields. Other facilities needed are an improved running track, tennis courts, maintenance access roads and landscaping.



JEPSON SCHOOL PARK

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RECREATIONAL FACILITIES TO MEET PRESENT NEEDS

Alamo School Park

Space Available for Recreation – 322,250 sq. ft. (7.4 acres)

Kindergarten	Grades 1-3	Grades 4-6	Total Enrollment
130	258	194	571

School-Centered Recreational Needs as per State Standards
(School Site Analysis and Development,
Bureau of School Planning)

Kindergarten	
Aparatus area	5,500 sq. ft.
Paved area	4,000 sq. ft.
Turfed area	2,500 sq. ft.
Total needed space	12,000 sq. ft.
Total available space	10,250 sq. ft.
Total space deficit	1,750 sq. ft.

Grades 1-6	
Apparatus area	
grades 1-3 - 2.5 @ 3200 sq. ft.	8,000 sq. ft.
grades 4-6 - 2.5 @ 3200 sq. ft.	8,000 sq. ft.

Paved area	
grades 1-3 - 4 @ 60' x 75'	18,000 sq. ft.
grades 4-6 - 3 @ 80' x 100'	24,000 sq. ft.

Sportfield	
grades 1-3 - 2 @ 90' x 120'	21,600 sq. ft.
grades 4-6 - 3 @ 180' x 180'	97,200 sq. ft.

Total space grades 1-6	176,800 sq. ft.
Total space kindergarten	10,250 sq. ft.
Total school-oriented space	187,050 sq. ft.
Total available space	322,250 sq. ft.
Total space excess/deficit	135,250 sq. ft.
available for neighborhood-oriented recreational facilities	

Neighborhood-Centered Recreational Needs as per
"Policies and Standards for
Vacaville Parks and Recreational Planning"

Paved area for court games	14,750 sq. ft.
Sportfield	31,400 sq. ft.
Park area	26,000 sq. ft.
Totlot and mothers' area	10,650 sq. ft.
Senior citizens' area	sq. ft.
Nature and hobby area	sq. ft.
Total recreational space	82,800 sq. ft.

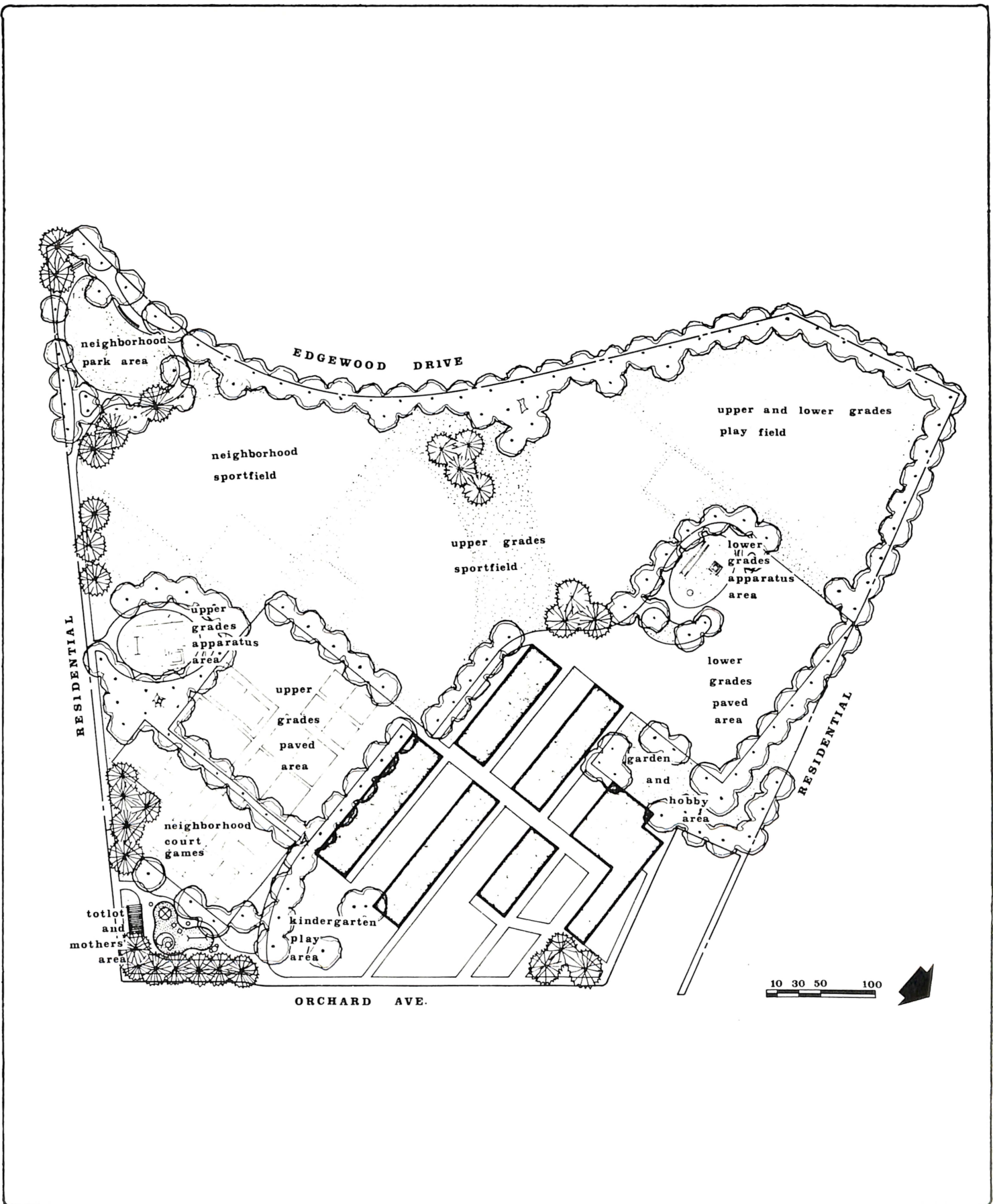
SUMMARY

Total school-oriented recreation	187,050 sq. ft.
Total neighborhood-oriented recreation	82,800 sq. ft.
Landscaped buffers and transitional areas	52,400 sq. ft.
Total site development	322,250 sq. ft.

Planning Area 14

Alamo School Park

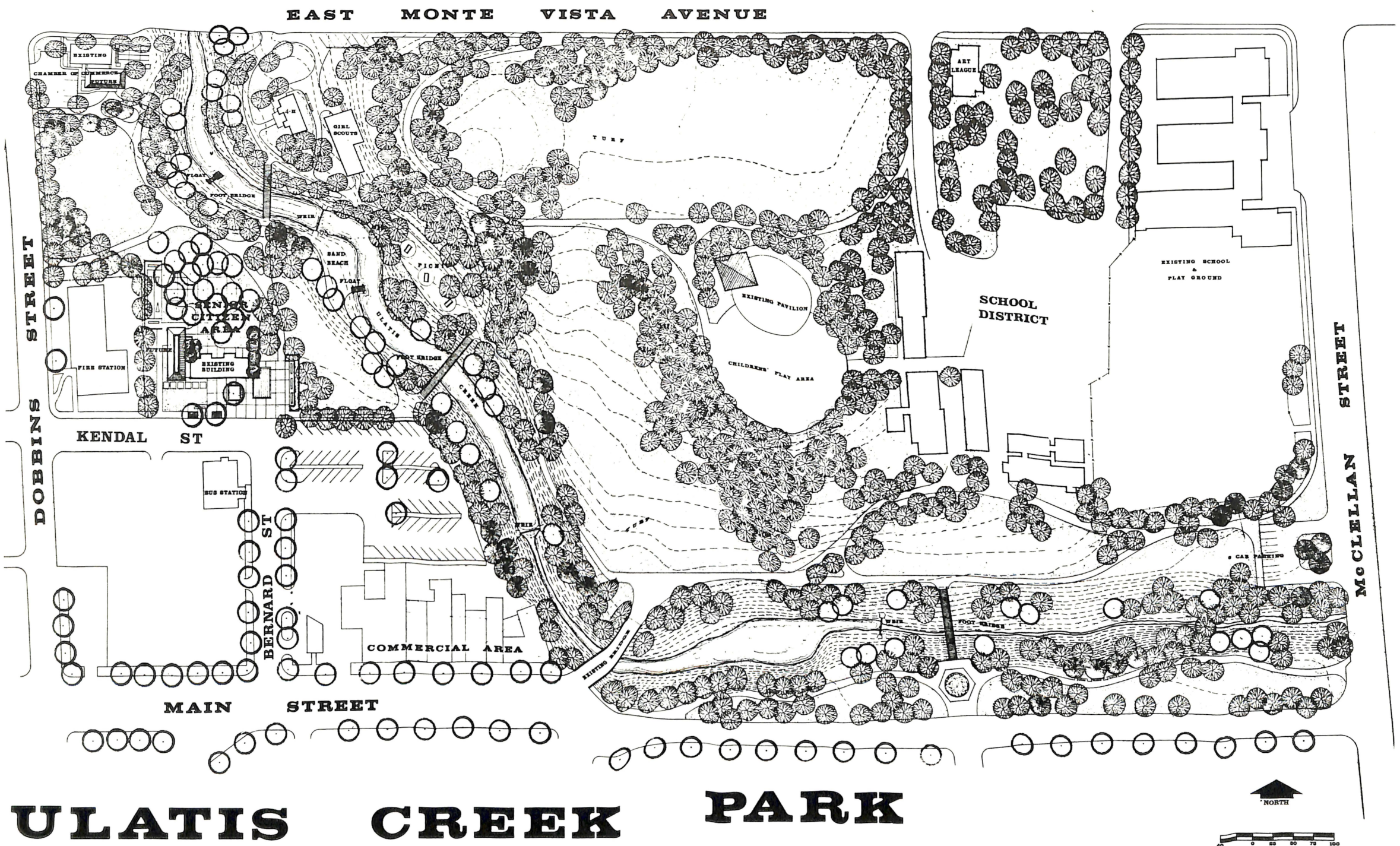
Alamo Elementary School has about 1.9 acres available for neighborhood-centered recreation. Proposed facilities include two tennis courts, one handball court, a softball field, a park area, and a totlot and mothers' area.



ALAMO SCHOOL PARK

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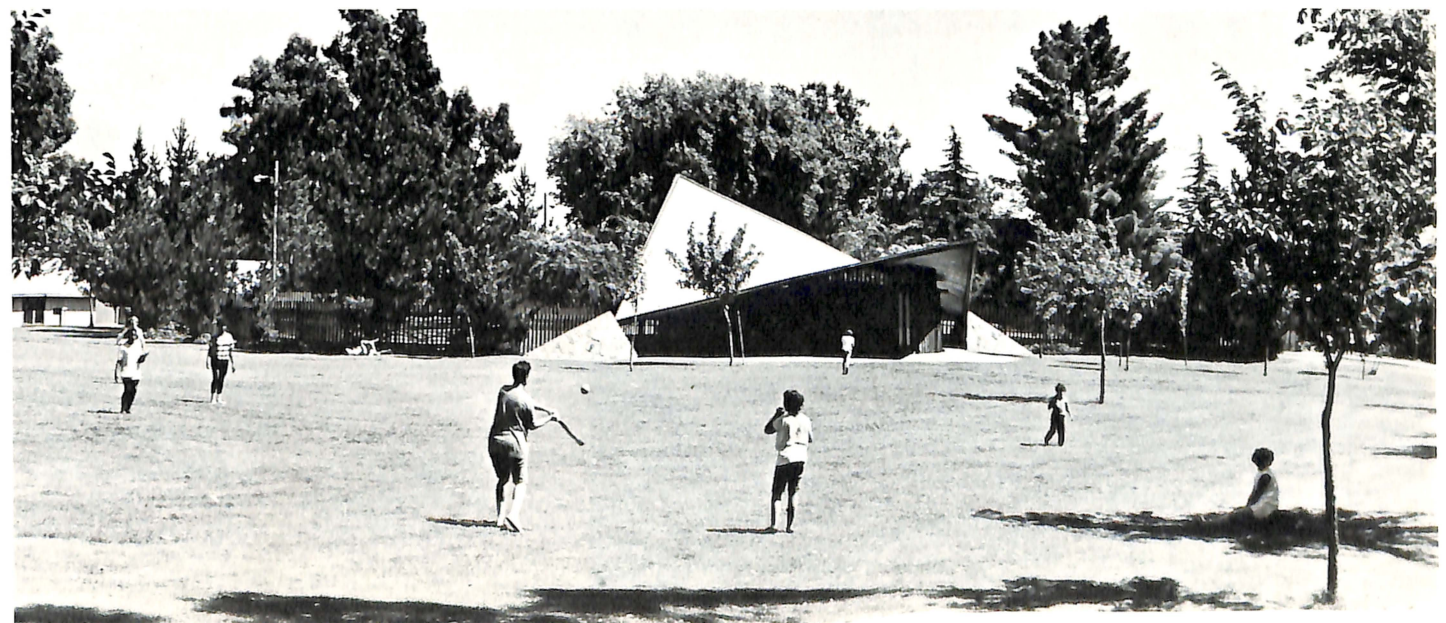
Ulatis Creek Park

Ulatis Creek Park and Vacaville High School will provide community recreational facilities for the part of Vacaville lying north of Interstate 80. Vacaville High School will provide sports-oriented facilities such as a swimming pool, a track and football field, tennis courts, dressing rooms, etc. Ulatis Creek Park will offer recreational facilities that are not sports-oriented such as large areas of open turf for free play and picnic, a playground, a creekway nature walk, and a senior citizens' area. Improvement will include landscaping around the art league building, screening of the Vacaville Unified School District maintenance yard and office, and increased car parking.

The western portion of Ulatis Creek Park now partially developed is well related to downtown.



The School District's bus parking area divides Ulatis School from Ulatis Park.



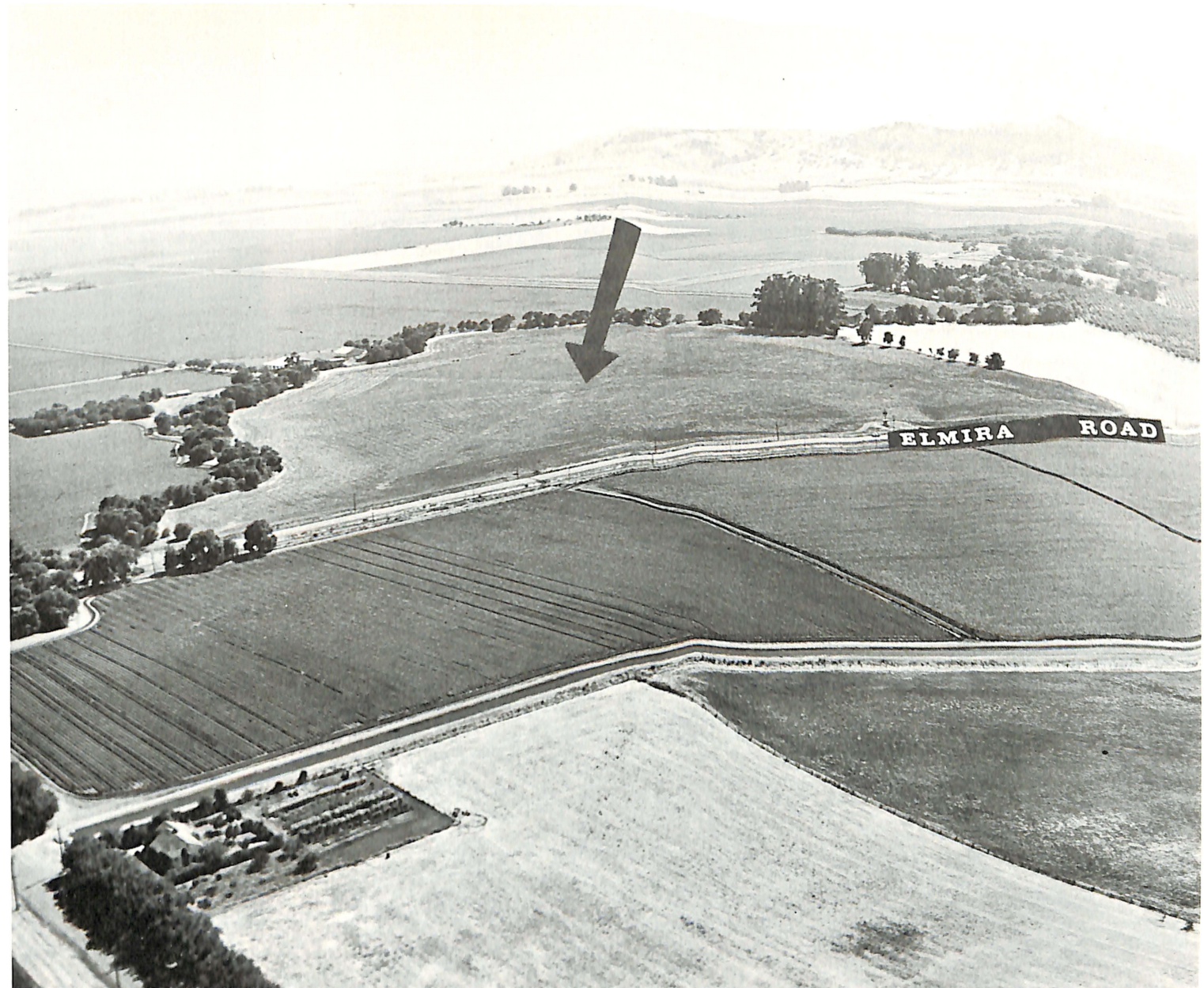
Freeplay area in Ulatis Creek Park.

Vacaville City Park

The City of Vacaville owns 56 acres of land east of the present city limits. This property is defined by Elmira Road, Leisure Town Road, Alamo Creek and its west property line. Undeveloped for many years because of its remoteness and approximately 5 to 10 minutes driving time from major residential areas, the property is now within a few years of residential development. The Solano County General Plan projects that the property will be within the ultimate limits of the Vacaville urban area.

With Vacaville in serious need of a regulation swimming pool and a city center recreation building, the 56-acre property presents a unique opportunity for development. The extensive creek frontage offers excellent opportunities for a nature walk with an additional biking trail. A horseback riding trail could be developed to link up the park with the proposed Lagoon Valley regional recreational area which will include riding stables. Objections to wind problems which may adversely affect the site (particularly in reference to the swimming pool) can be satisfied by proper site design, utilizing mounding techniques and mass tree planting to eliminate wind annoyance.

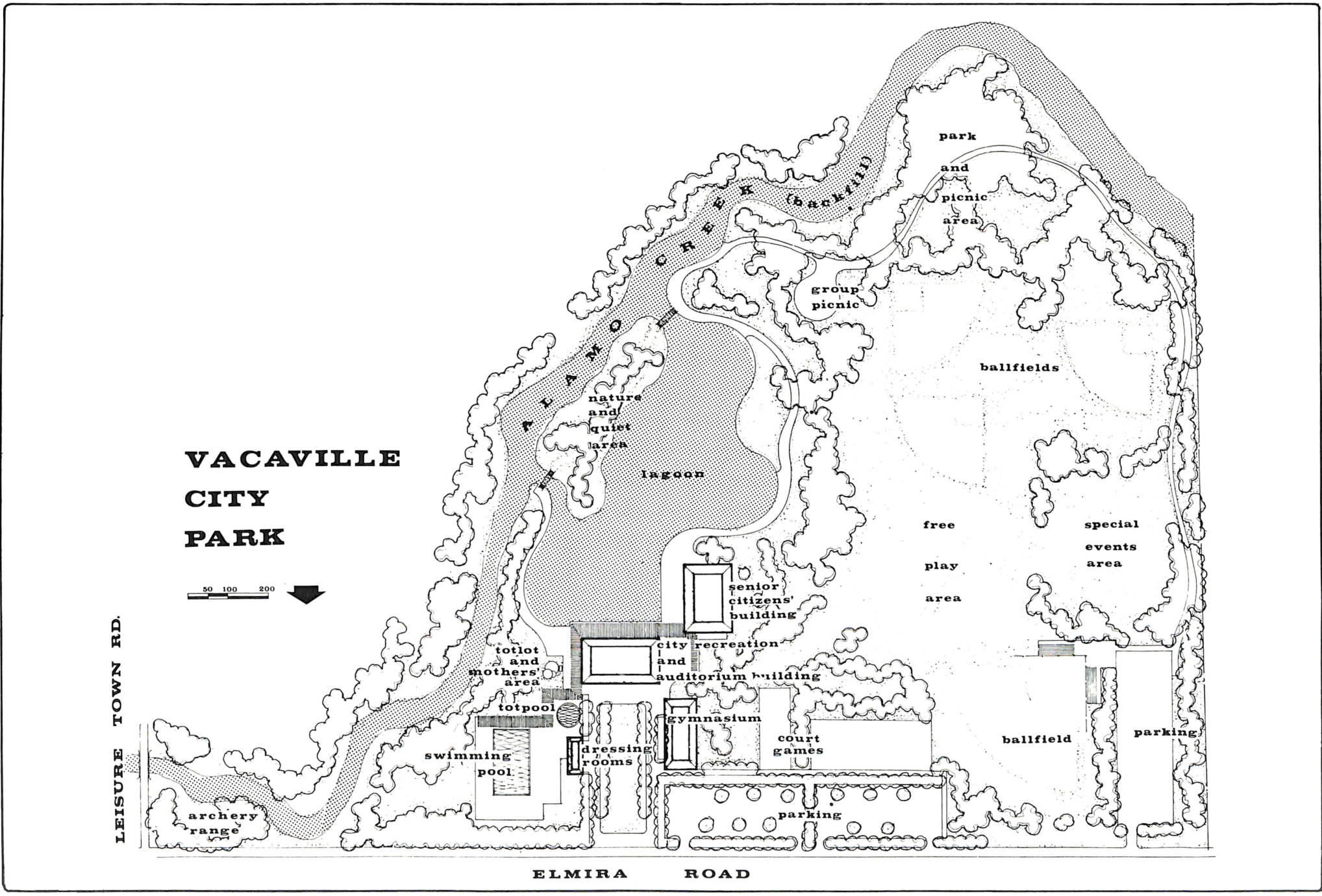
The proposed development to meet existing needs would include a city center recreation and auditorium building, an olympic-size swimming pool, an archery range, and hiking, biking and horseback riding trails. Projected expansion would add a lagoon, nature island, picnic area, adaptable outdoor space (for carnivals, festivals, etc.), parking areas and ballfields.



At the current rate of Vacaville's growth, the property on Elmira will be within a heavily populated area in a few years. A city-wide facility can rarely be within walking distance of all neighborhoods and therefore this site should present no unusual access problem.



Existing trees in Alamo Creek would add to the pleasant character of the nature area and provide a green background for the lagoon.



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Vacaville Parks & Recreation Element

BIKEWAYS

One of the most enjoyable recreational activities is bike riding. Not only does bike riding appeal to those of all age groups, but it helps develop general physical fitness and helps youngsters relieve tensions. Citizens would develop a greater sense of citizenship and responsibility by having a more intimate means of mobility on bike routes throughout their city.

Vacaville has no bike routes at the present time. Yet a bikeway system is clearly justified for no other reason than the safety problem created by the many youngsters darting from sidewalk to street and back again. This back-and-forth weaving between street and sidewalk creates serious problems for the auto driver who must be continually on the alert for the sudden appearance of a youngster on a bike. It is highly recommended that a bikeway system be developed utilizing easements along Ulati and Alamo Creeks in addition to marked routes on specified streets.

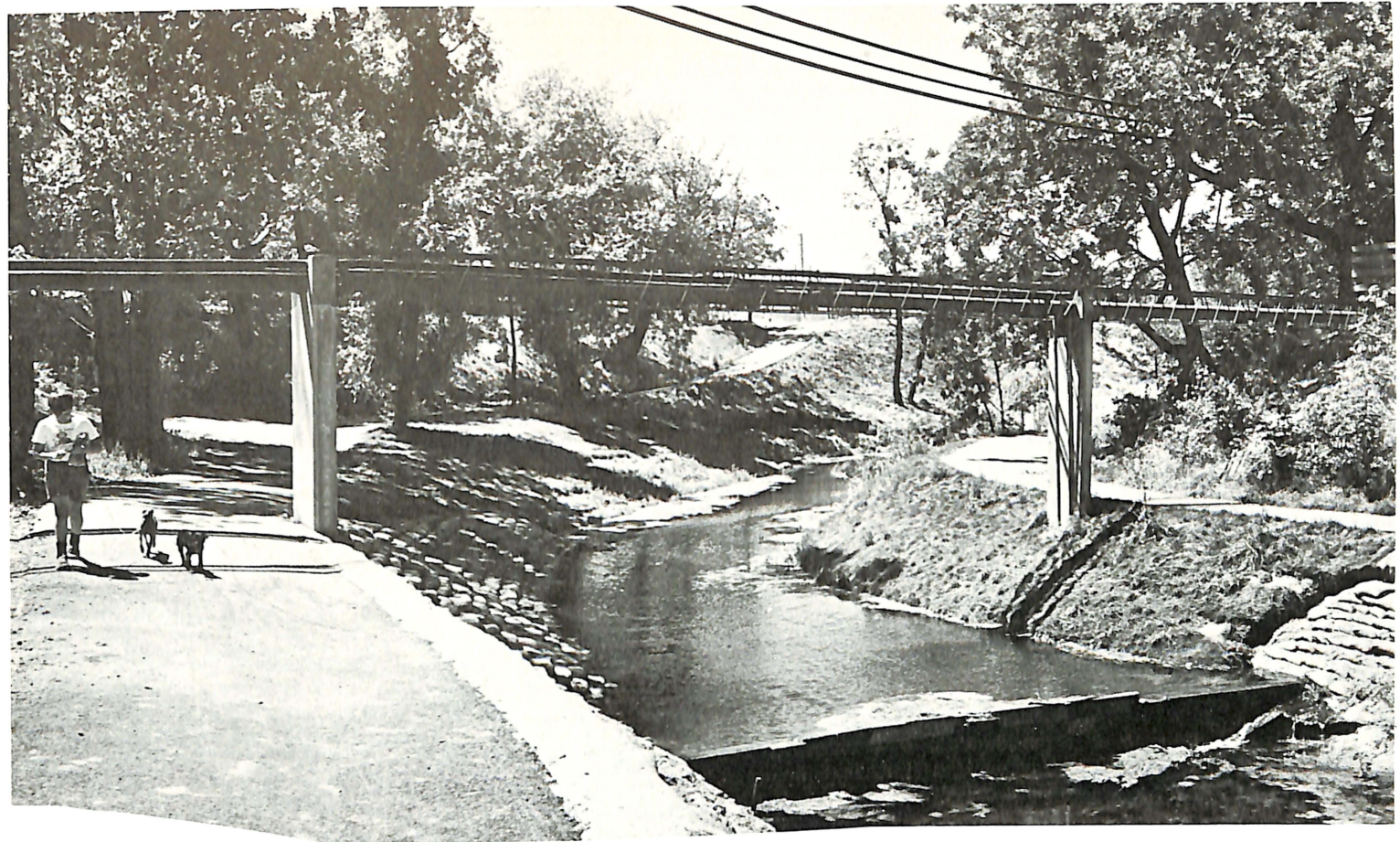
The chief purposes for a bikeway system in Vacaville are:

- to provide relatively safe, convenient, inexpensive, and pleasant bicycle travel between the many residential sections of town, the schools, the major recreational parks, the downtown commercial district and the out-lying scenic and regional recreational areas.
- to eliminate hazardous traffic situations which now endanger both cyclists and motorists and to encourage bike riding as a healthful and enjoyable pastime in its own right.
- reduce the amount of intown auto traffic which would, in addition, reduce the parking problem.

With these general objectives in mind, some principles that would govern the actual location and design of bike routes are:

- the designation of a bike route that is both functional and scenic. A bikeway should be useful to people who simply want to get from one place to another in an easy, safe and rapid manner. It should also be attractive enough to encourage use by those out for purely pleasure riding.
- The provision of attractive off-street trails, even though it may be cheaper to use specially marked streets. Creek and canal easements should be obtained now for future development.
- The acknowledgement that on-street and off-street bikeways be given thorough consideration when planning all public facilities and in the design of new residential areas and commercial centers.
- the provision that bikeways needs be considered whenever street, sidewalk, bridge or underpass work is to be done.

the recognition that the marking of a creekway bike trail or street bike route will attract bike travel. The resulting concentration of bike traffic must be considered when planning major street crossings.



The recent grading, planting and walks in Ulati Creek Park have greatly improved the access to the creek and started the first element of a bikeway system.

To realize these objectives and principles, it is recommended that a Bikeway Committee be established to determine biking needs, and the type, quality and design of city bike routes and bikeways. This Committee could be a subsidiary of the Parks and Recreation Committee. It should be chiefly responsible for overseeing the development and implementation of a Bikeways Master Plan which would designate existing and proposed bike routes and bikeways, and for coordinating future recreational facilities developments to the Bikeways Master Plan.

The actual cost and construction of a comprehensive on-street bikeways system is not high. Marking is often the primary expense for street bike routes, running about \$10 per mile. Standard bikeway route signs and bikeway crossing signs as authorized by the Bureau of Public Roads are recommended.

Off-street bike routes should be well-packed earth or preferably paving. Whether on-street or off-street, the bike path should be from four to eight feet in width, depending on bike traffic density. A two-foot path is acceptable for one-way traffic. Curb ramps, curb cuts or roll curbs will be needed in many places. Bikeways should have grades generally not exceeding 5%, although up to a 10% grade is acceptable in a few places. When off-street, bike paths should follow contour lines. The cost and construction of creekway bikeways is discussed under the sections on "Creekway Development".

CREEKWAYS

Ulatis Creek, Alamo Creek and Putah South Canal offer great potential for recreational use as biking, hiking, and bridle trails. Such trail systems could link the Vacaville urban area with the outlying proposed regional recreational developments. The creeks and canal should be developed differently to meet different recreational needs.

Laguna-Alamo Creekway

This creekway would provide hiking, biking and bridle trails on easements along both banks and would link the proposed 56-acre Vacaville City Park on Elmira Road with the proposed Lagoon Valley regional recreation area and with the Pena Adobe city historic site. A riding stable has been included in the Lagoon Valley proposal and with another stable in the city park, a bridle trail could be developed that would surely attract many users. The bikeway along the creek would connect with the intra-city bike routes and to the Ulatis Creekway and thus enable the cyclist to bike from any neighborhood in Vacaville out into the surrounding regional recreational areas. A hiking trail should be developed alongside the bike trail with occasional separations and dips down to the creek itself. In any account, the hiking and biking trails should be on one bank of the creek separated from the bridle trail on the other bank.

Alamo Creekway

This biking-hiking creekway would run for a short distance from the junction of Laguna Creek and Alamo Creek south of Interstate 80 then under the freeway and finally connect up with the Orchard Avenue bike route. As no easements are available along Alamo Creek within the city limits north of Interstate 80, Orchard Avenue will carry the bike route to the city limits where Alamo Creek will again pick up the biking-hiking trail in Jepson School Park. Alamo Creekway will eventually link up with the Pleasants Valley Scenic Highway biking and hiking trail.

Ulatis Creekway

This biking-hiking creekway would run from the city golf course at Leisure Town right into the downtown commercial area of Vacaville, through Ulatis Creek Park and out into the countryside where it would eventually connect up with the biking-hiking trail along the Pleasants Valley Scenic Highway. At ultimate development, it would be possible to bike or hike continuously along marked trails from Vacaville along either Ulatis Creekway or Alamo Creekway up into the wilderness areas of the Vaca Mountains, or up to Lake Berryessa, or to the Lagoon Valley regional recreational area.

Putah South Canalway

This canalway would utilize an easement along Putah South Canal to link the creekway trails in the east part of town south of Interstate 80. The canalway would offer hiking and biking trails.



With the addition of removable weirs, creeks can be improved for fishing.

Civic Center Park

Neighborhood-Centered Recreational Needs as per
"Policies and Standards
for Vacaville Parks and Recreational Planning"

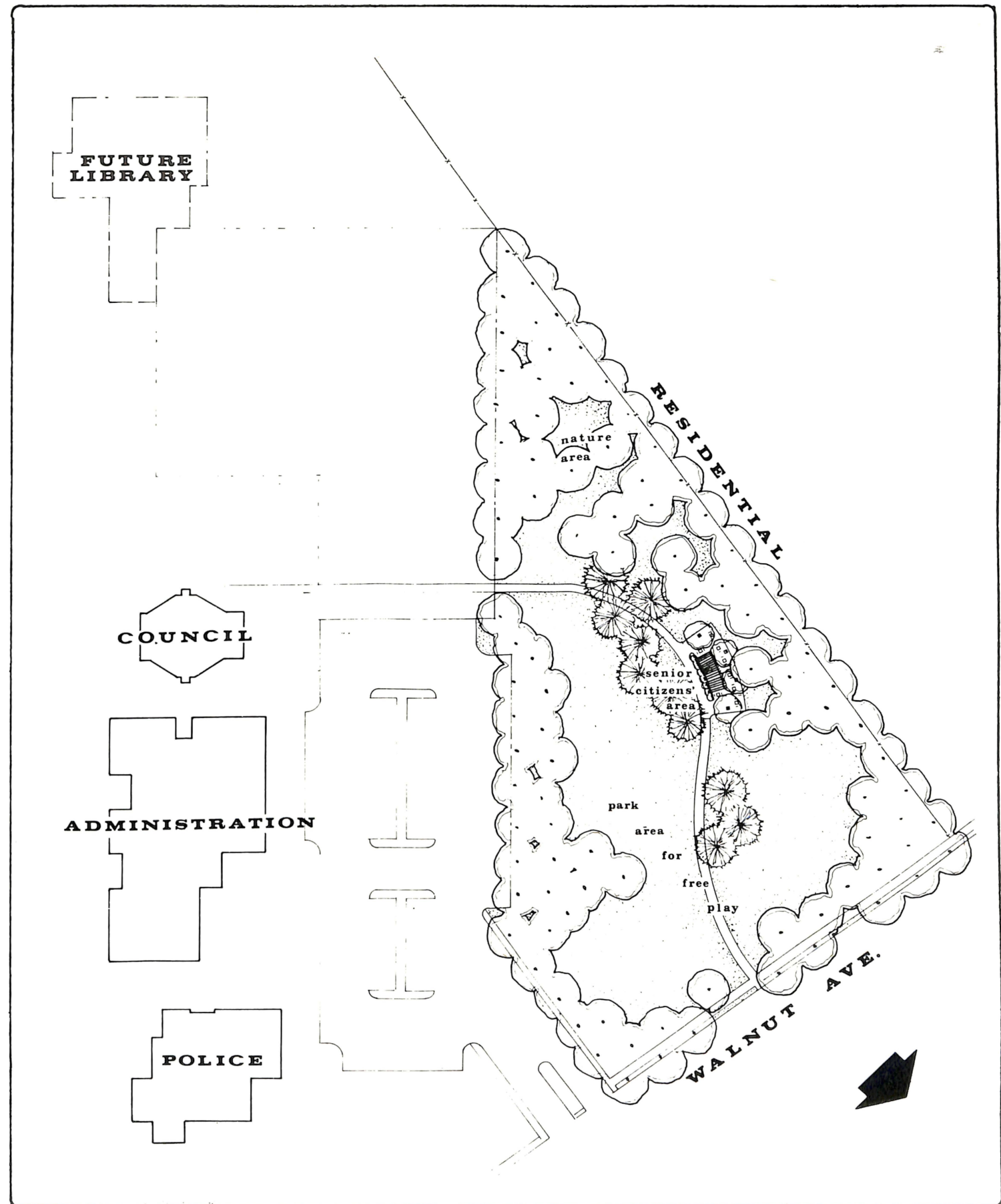
Paved area for court games	sq. ft.
Sportfield	sq. ft.
Park area	68,250 sq. ft.
Totlot and mothers' area	sq. ft.
Senior citizens' area	2,250 sq. ft.
Nature and hobby area	21,500 sq. ft.
Total recreational space	92,000 sq. ft.

SUMMARY

Total school-oriented recreation	sq. ft.
Total neighborhood-oriented recreation	92,000 sq. ft.
Landscaped buffers and transitional areas	sq. ft.
Total site development	92,000 sq. ft.

Civic Center Park

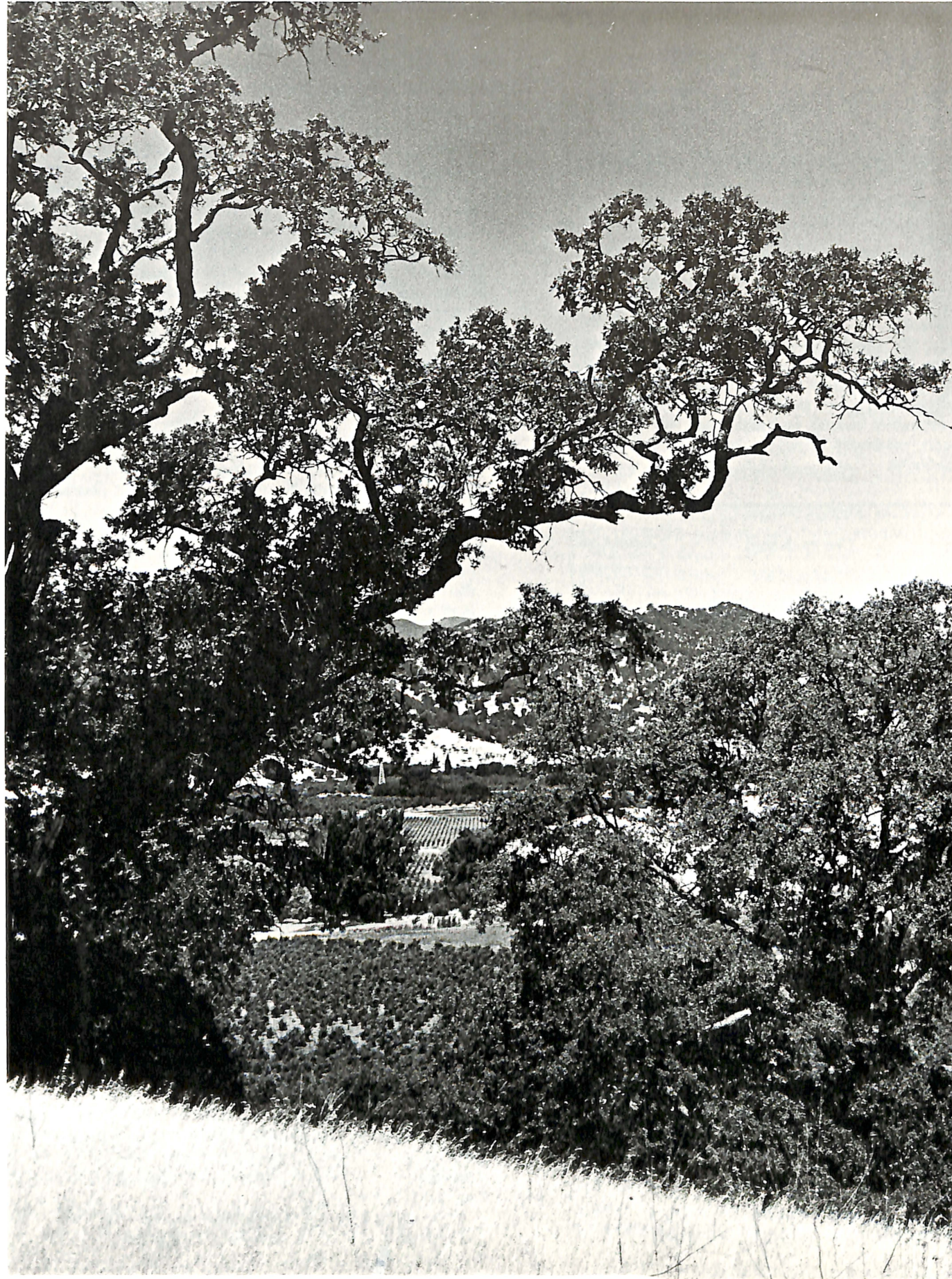
It is proposed that the approximately 2.1 acre site at the northwest corner of the Civic Center be developed as a neighborhood park. Because the older part of the planning area (east of Lovers Lane Avenue) has a relatively high percentage of senior citizens, a senior citizens' area is suggested which would provide a sun shade and small paved area with benches and permanent chess/card tables. Also proposed is a nature area and a park area for free play.



CIVIC CENTER PARK

THEODORE OSMUNDSON AND ASSOCIATES
landscape architecture · urban design · recreation planning

Vacaville Parks &
Recreation Element



FINANCIAL ANALYSIS

COST ESTIMATES FOR RECREATIONAL FACILITIES TO MEET EXISTING NEEDS

School-Park Sites

One park site and eight school-park sites have been proposed for development to meet existing needs. Some of the recreational facilities are neighborhood-centered (to be developed at the city's expense) whereas others are school-centered (to be developed at the school district's expense). These latter facilities are those necessary to meet the recreational standards established by the Bureau of School Planning.

The cost estimates include turf and irrigation, planting, paving, tot pools, sunshades, apparatus areas, and court games (tennis and handball).

Recreation Site	Cost to City	Cost to School	Total Cost
Fairmont School Park	\$ 36,000	\$ 50,000	\$ 86,000
Elm School Park	33,000	30,000	63,000
Alamo School Park	33,000	31,000	64,000
Ulatis School Park		22,000	22,000
Monte Vista School Park	19,000	46,000	65,000
Markham School Park	23,000	4,000	27,000
Hemlock School Park	48,000	29,000	77,000
Jepson Park	45,000	115,000*	160,000
Civic Center Park	6,000	----	6,000
	\$243,000	\$327,000	\$570,000

The breakdown of costs between City and School District is a suggested division of costs based on the major orientation of uses of the various facilities. These, and maintenance costs would, of course, be subject to negotiation between the two jurisdictions in arriving at a mutually satisfactory contract for joint development and use.

Vacaville City Park

The facilities proposed for Vacaville City Park to meet existing needs are an olympic-sized swimming pool, a city center recreation building, an archery range, parking and landscaping. Prior to this study, the above facilities (with the exclusion of the archery range) were planned for Ulatis Creek Park, and cost estimates (dated August 15, 1967) were prepared by Theodore Osmundson and Associates. Since that time, however, labor and materials costs have increased. The location of a swimming pool in Vacaville City Park will require special design consideration, including mounding, for wind protection.

The original Ulatis Creek Park cost estimate for a 50-meter pool was \$276,800. This covered the pool, a wading pool, decking, fencing, dressing rooms, filter and storage building, walks, planting, irrigation and parking for 230 cars. With the additional sitework and increased costs, the total cost estimate is about \$300,000.

The original cost estimate for a city center recreation building was based on a price of \$20 per square foot. To meet Vacaville's needs, the recreation building was planned as a two-storey building with a total of 17,380 sq. ft. of floor space. With parking, turf and irrigation, and increased labor costs, the total cost estimate is about \$400,000.

The pool and recreation building would thus cost about \$700,000. Additional costs (including an archery range, access drives, additional landscaping, site preparation, and utility improvements) would probably raise the total cost to about \$750,000.

Ulatis Creek Park

The original site design was prepared by Theodore Osmundson and Associates. The development of the park was to have been accomplished in four stages. However, the fourth stage assumed that the Vacaville Unified School District would relocate and that the pool-recreation center would be located in Ulatis Creek Park. It now appears that the school district will not relocate in the near future and the pool-recreation center will be in Vacaville City Park. If, and when, the school district relocates, the available land should be developed into a park area for free play or into a sportfield.

Stage 1	completed
Stage 2	\$103,000
Stage 3	97,000
	\$200,000
Stage 4	60,000
	\$260,000

Pena Adobe

No site plan has been prepared for the Pena Adobe expansion, and the land needed for such expansion has not yet been purchased. However, the Capital Improvements Committee budgeted \$60,000 to meet expansion costs. With no specific plans to work with, this figure has been accepted as a preliminary cost estimate.

Creekways (for hiking, biking and horseback riding)

Although several methods of construction could be used for the various trail systems, the ones chosen offer the greatest possibility for citizen participation in the actual construction as well as one that is of reasonable cost.

The biking and hiking trails as cost estimated are each five feet wide and would cost \$1.50 per running foot. This cost includes grading, gravel, and bituminous binding and sealing spray. An additional contingency fund should be added to provide for landscaping, bridges, Interstate underpasses and increasing labor costs.

The bridle path cost estimated is six feet wide and consists of a graded trail with drainage interceptors. It would cost about \$4,000 per mile.

Laguna-Alamo Creekway (10,100 feet)

riding trail @ \$4,000/mile	\$ 8,000
hiking trail @ \$1.50/foot	15,150
biking trail @ \$1.50/foot	15,150
	38,300
contingency fund	1,700
total cost estimate	\$40,000

Alamo Creekway (5,660 feet)

hiking trail @ \$1.50/foot	\$ 8,490
biking trail @ \$1.50/foot	8,490
	16,980
contingency fund	3,020
total cost estimate	\$20,000

Ulatis Creekway (19,600 feet)

hiking trail @ \$1.50/foot	\$29,400
biking trail @ \$1.50/foot	29,400
	58,800
contingency fund	1,200
total cost estimate	\$60,000

Putah South Canalway (4,900 feet)

hiking trail @ \$1.50/foot	\$ 7,350
biking trail @ \$1.50/foot	7,350
	14,700
contingency fund	300
total cost estimate	\$15,000

Total Cost Estimate for Creekway Development

Laguna-Alamo Creekway	\$40,000
Alamo Creekway	20,000
Ulatis Creekway	60,000
Putah South Canalway	15,000
	\$135,000

Total Cost Estimate Summary

School-Park Sites	\$ 243,000
Vacaville City Park	750,000
Creekways	135,000
Ulatis Creek Park	260,000
Pena Adobe	60,000
	\$1,448,000

METHODS OF FINANCING

The realization of the "Vacaville Urban Area" part of the Parks and Recreation Element can only be as successful as the funds available for recreational development. An analysis of the cost estimates of recreational facilities to meet existing needs reveals that some revenue sources are more applicable to certain recreational developments than to others.

Recreational Development	Recommended Financing
School-Park Sites	Parks and Recreation revenue
Vacaville City Park	Lease Purchase
Creekways	
(hiking, biking, bridle trails)	Parks and Recreation revenue
Ulatis Creek Park	General obligation bond
Pena Adobe	General obligation bond, Federal and State aid

Parks and Recreation Revenue

Two sources of funds are available for Parks and Recreation revenue. The property tax constitutes the larger of the sources and the bedroom tax the smaller. The present tax rate of \$.37/\$100 assessed value raises approximately \$100,000 annually for the Parks and Recreation Department, of which about \$25,000 is allotted for staff salaries. On the average, the bedroom tax should bring in an additional sum of \$20,000 annually. Thus, after accounting for staff salaries, about \$95,000 per year is available for recreational development. Over a four- or five-year period, the creekways and the neighborhood-centered facilities of all the school-park sites could be developed solely on Parks and Recreation revenues (total cost \$380,000).

Lease Purchase

Lease purchase is a means of development without resorting to a bond issue. In the case of Vacaville City Park, the recreational facilities could be developed by a corporation created by the City of Vacaville. The corporation would develop the recreational facilities and then lease them to the City. The City would then make a periodic lease payment, including interest, for a fixed number of years until the project costs are paid. Ownership of the project is then turned over to the City. The advantage of such a method is that no referendum is needed. Because numerous bond issues have been defeated recently in Vacaville, the climate might not be opportune for a bond issue for Vacaville City Park as well as Ulatis Creek and Pena Adobe. It is recommended that the pool, city center recreation building and creekway development within the park be done by lease purchase. The archery range is a minor item and can be funded out of Parks and Recreation revenues.

General Obligation Bonds

Bond issues are a common means of raising revenues. The City sells bonds which, in effect, are promises to repay the

amount of the bonds plus interest in installments over a given period of time, usually 20 to 30 years. The total amount of the bond issue is turned over to the City for its immediate use by the purchasers of the bonds. This is much like buying any commodity on time payments in that the buyer (in this case the taxpayer) may use the commodity while paying for it. However, in the long run, the cost to the taxpayer is the same as lease purchase regardless of the difference in method. Also, if a bond issue is defeated a climate of defeatism can set in and a worthwhile project may have to be postponed until the voters forget the previous defeat. However, when the voting population is solidly behind a bond issue, it can be a good way of obtaining much-needed revenues immediately. Such is the case with Ulatis Creek Park and the Pena Adobe which have had much exposure over the past few years and are likely to be supported at the polls.

To implement either of the projects covered by the three methods of financing listed above, the entire current income from property and bedroom taxes would be required. To implement the projects listed under all three methods would require an income considerably higher than the current annual parks and recreation revenues. To obtain these higher revenues to meet bond retirement, lease-purchase payments and short term staged cash purchase facilities, increased property taxes through higher tax rates or increased assessed evaluations, would be necessary. There are, of course, other means of raising the necessary revenues such as sales taxes.

Federal and State Aid

The Urban Beautification and Open Space Programs of the Housing and Urban Development Department of the Federal Government have been of substantial assistance to Vacaville in 1968 and 1969. Grants of \$16,335.00 for Ulatis Creek Park development and \$45,000 for the College Street Land Acquisition for Ulatis Creek Park were made in 1968-69. In addition, approval has been received of a Federal-State grant under Title III of the Older Americans Act in the amount of \$9,798.00 for a Senior Citizens Program. With Vacaville's active recreation development program, further funds for both land acquisition and development should be sought. All such grants must be matched by the City.

Private Donations

Land acquisition and financing of civic park and recreation improvements may also be augmented from private sources through gifts, bequests and from civic-interest money raising projects conducted by service, church and fraternal organizations. In addition, private commercial firms may give financial assistance to specific projects. This has been done in the past in Vacaville. This supplemental financial assistance should be encouraged by the public authorities in specifying clearly defined, significant projects which are reasonable of attainment. Due credit and thanks should be given to such private donors for their civic interest and generosity.

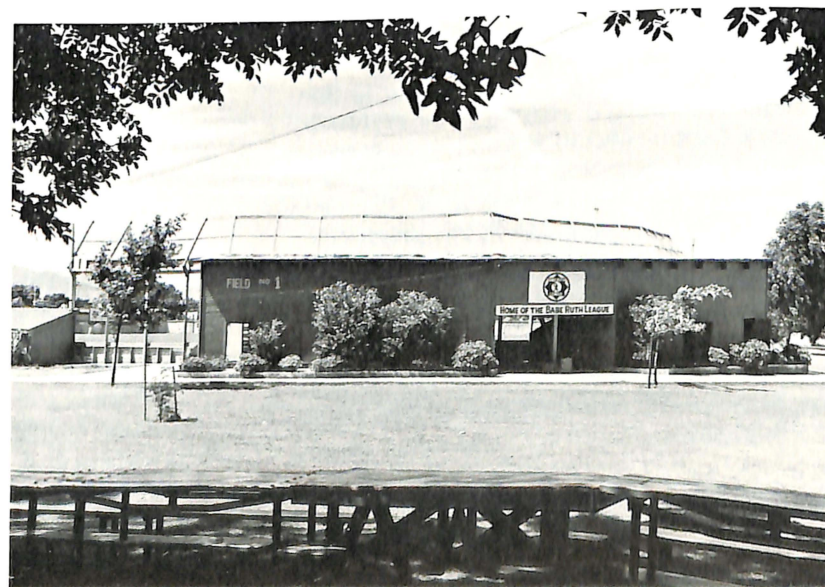


Several recreational facilities exist in Vacaville which are supplied partly or entirely by others. Although built to serve a specific group, they are available to the general public and consequently greatly enrich the recreational experiences of the citizens of the city.

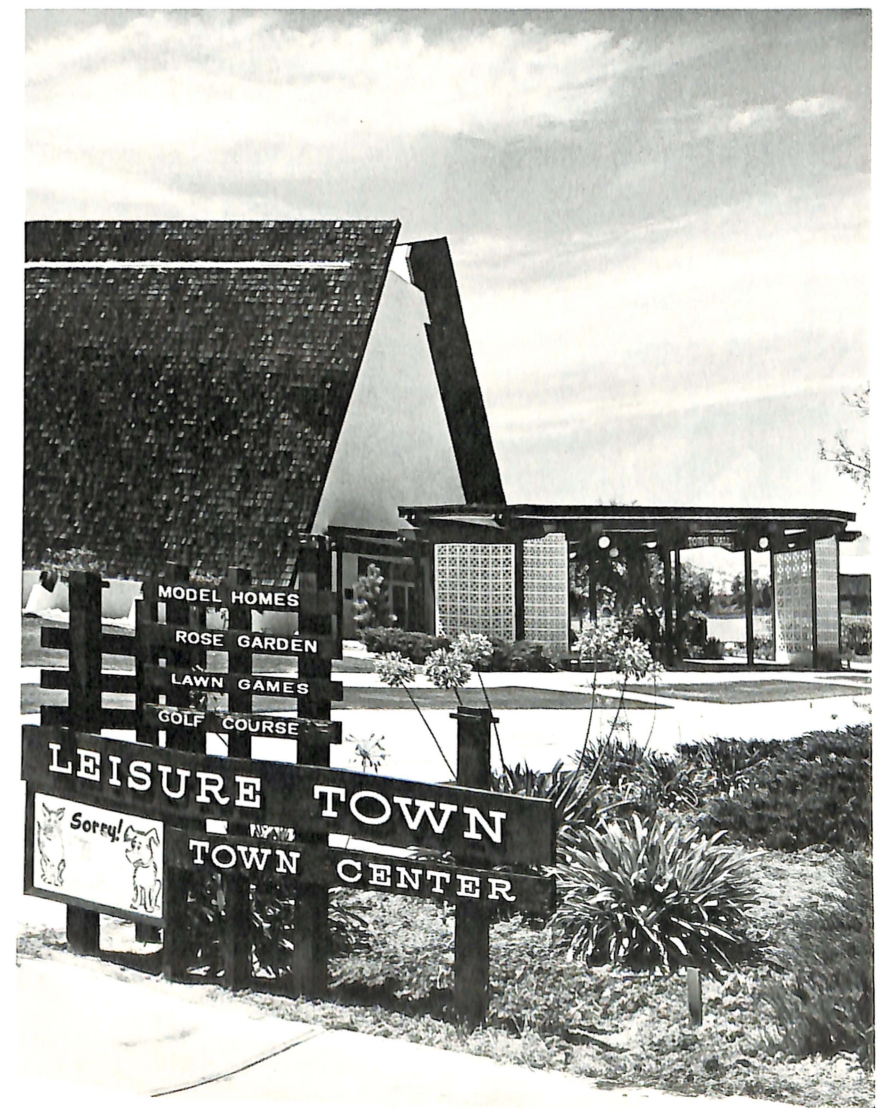
Although most facilities are primarily for residents only, the Leisure Town golf course is open to the public.

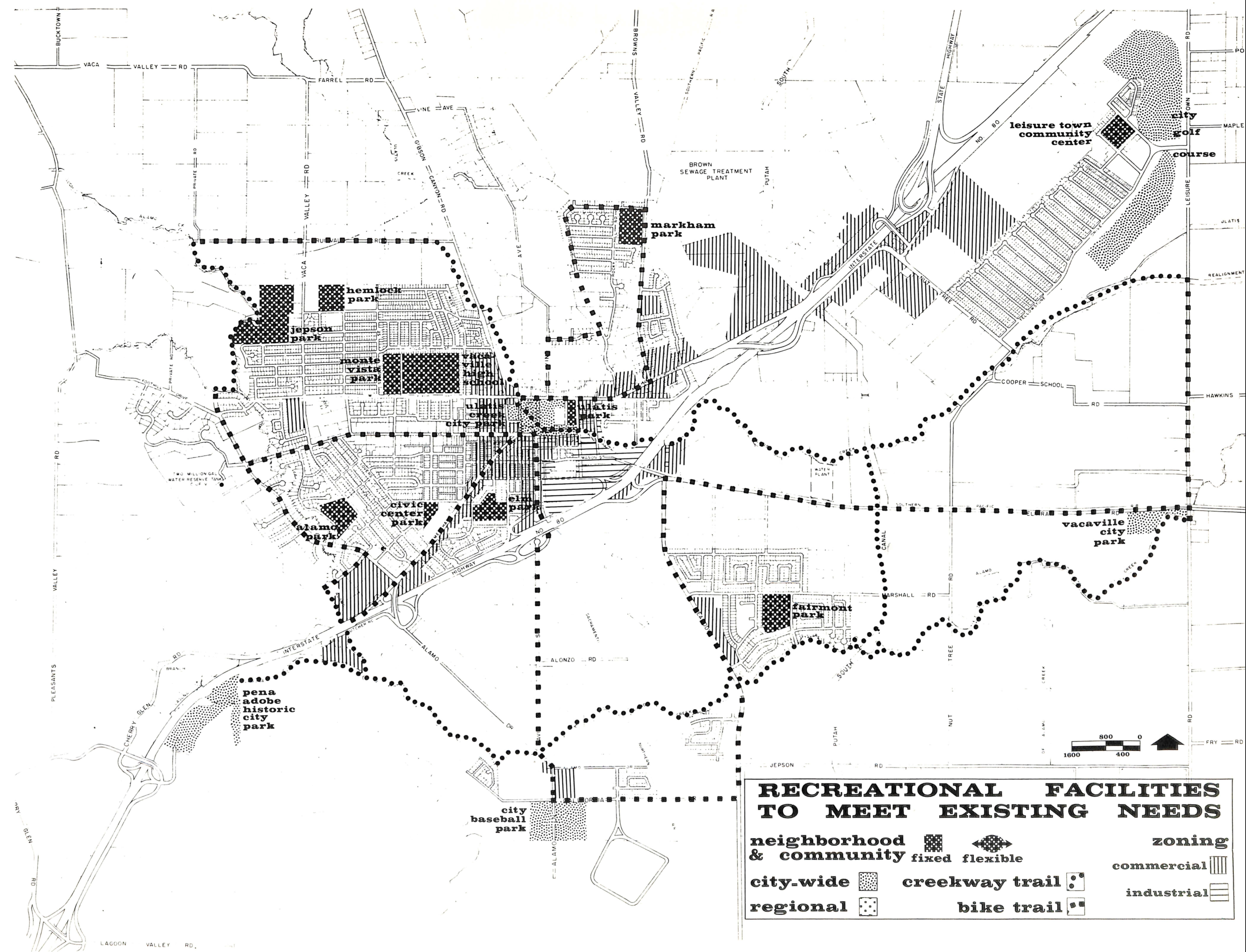
In an interesting Victorian house, owned by the City, the Vacaville Art League operates a gallery.

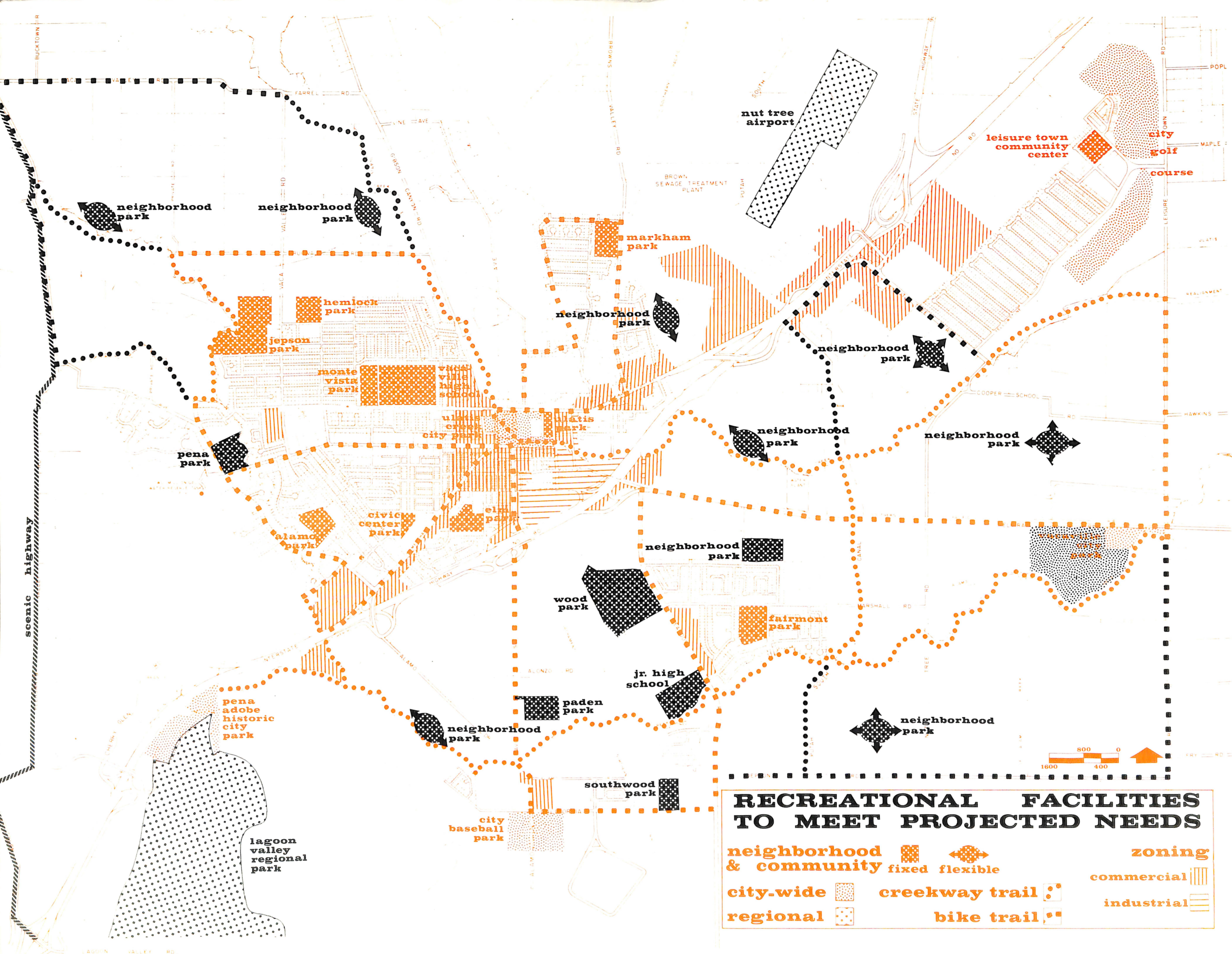
By a 20-year agreement with the California Medical Facility the city is provided with a six diamond baseball complex at minimum expense.



The world famous Nut Tree has a fine restaurant, art shows, outdoor sitting areas, two train rides, children's play equipment and an excellent small airport available to the public.







ORDINANCE REVIEW AND RECOMMENDATIONS



At the present time, Vacaville has two ordinances or agreements related to recreation. One is an ordinance providing for the payment of fees in connection with the construction of dwelling units (bedroom tax). The other is not actually an ordinance but an agreement between the City of Vacaville and Vacaville Unified School District to jointly utilize school sites for recreational purposes and to jointly acquire and develop future sites for educational and recreational purposes. Also, the City of Vacaville has a policy of advocating right-of-way easements along Alamo and Ulatis Creeks for recreational use. However, this is a policy only and not an ordinance.

Bedroom Tax Ordinance

This ordinance assesses each new dwelling unit at the rate of \$40 for the first bedroom and \$20 per bedroom for each thereafter. The maximum fee for any unit is limited to \$80. A mobile home pad is assessed at \$60. A developer may, however, provide a major outdoor recreational facility such as a swimming pool, tennis courts, green belt, etc. and receive a reduction in the bedroom tax assessment. Or in lieu of the fee, land may be dedicated to the City for park purposes. In any case, the City reserves the right to use its discretion as to size, quality and design of any substitution in lieu of the tax fee. Any recreational facilities developed either through dedication by developer or through tax fees must be within $\frac{3}{4}$ of a mile of any dwelling unit being assessed the bedroom tax.

Recommendations for Consideration

The bedroom tax assessment compares favorably with those of other towns of comparable size. At the present growth rate, the tax should bring in about \$20,000 a year, increasing as the growth rate increases. Land should be accepted in lieu of the tax only if it can be coordinated with the Parks and Recreation Element, and if possible, sited adjacent to a school site for maximum use and minimum maintenance and development cost. In a high density development, a number of small "vest pocket" parks might be more suitable than one large park.

In any case, the following should be incorporated into the existing ordinance or made operating policy:

- All recreational facilities donated by developer in lieu of the tax assessment shall be coordinated with the Parks and Recreation Element. In no case will such recreational facilities be private — they will be open to all residents of Vacaville (the ordinance as it is now worded does not make this clear).
- All proposed recreational facilities shall be coordinated, if possible, to existing and/or proposed bikeways by referral to the Bikeways Master Plan.
- The effective service radius be changed from $\frac{3}{4}$ of a mile to a maximum of $\frac{3}{8}$ of a mile. The Parks and Recreation Element utilizes a $\frac{3}{8}$ mile radius as no five or six year old child can realistically be expected to walk $\frac{3}{4}$ of a mile to a playground.



PART TWO

THE VACAVILLE PLANNING AREA

With careful long-range planning and close cooperation between Solano County and the City of Vacaville, an urban-regional recreation general plan could evolve which would be truly unique. Such a plan would create a recreational system incorporating Bureau of Land Management holdings, county scenic roads and trails, a State scenic highway and trails, a large-scale regional recreation area featuring a man-made lake, an airport, and Vacaville's own recreational facilities. It is strongly recommended that Solano County and the City of Vacaville initiate studies with the specific goal of realizing a comprehensive urban-regional recreational system, and that such a system be coordinated with the Parks and Recreation Element.

Lagoon Valley Regional Recreation Area

Lagoon Valley is located southwest of Vacaville and is defined on the west by the Vaca Mountains and on the south and east by the Vaca foothills. The valley is about three square miles in area and is divided almost equally by Interstate 80. The proposed regional recreational site lies directly south of Pena Adobe and is slightly over 200 acres in size. The recreational potential of this site is practically unlimited. It sits in a natural bowl with tree cover on the surrounding hills, the climate is mild year-round, a natural lagoon which once occupied the site can easily be restored, accessibility is easy because of the freeway, and a guaranteed supply of water is available from Laguna Creek and the Solano Irrigation District.

A schematic site plan was prepared by PMT Associates, Inc. in 1967 at the request of the City of Vacaville. This plan proposed the flooding of the former lagoon site to create a large man-made lake which would be the main attraction of the whole recreation site. Proposed facilities include picnic and observation areas, swimming area and beach, an amphitheater, archery and rifle ranges, fishing areas, multi-purpose play areas, model boat pond, water fowl sanctuary, boat marina, riding stables, and hiking and riding trails. These last facilities could very easily tie in with Vacaville's recreation system. The city creekway trail system could be extended along Laguna Creek and through a pass in the Vaca foothills to link up with the trails in the regional recreation site. It is suggested that prior to any specific site design for Lagoon Valley, the Parks and Recreation Element be consulted to insure that the city and regional recreation facilities be linked.



Lagoon Valley, accessible from the freeway at the Pena Adobe overpass, is planned as a water sports recreation area for Vacaville and the region.

Scenic Roads and Trails

The Solano County General Plan highly recommends that Pleasants Valley Road (running from the proposed Lagoon Valley Regional Recreation Area to Lake Solano) be developed as a recreational parkway with accompanying hiking and riding trails. This parkway would have scenic and other aesthetic values protected in all cases. Appropriate roadside recreational facilities should be provided at suitable locations (interpretive signs, picnic areas, scenic viewing areas, etc.). Riding and hiking trails should also be provided.

Extension of the Ulatis and Alamo Creekways to their junctions with Pleasants Valley Scenic Road would link the parkway trails with the city trail system. It is recommended that Gates Canyon Road and Mix Canyon Road (these county roads follow the courses of Alamo and Ulatis Creeks respectively as they flow out of the Vaca Mountains and into the valley below) be developed by the county as low-speed scenic roads and that rights-of-way or scenic easements be obtained to extend the hiking trails of the creekways.

The Vaca Mountains are very scenic and provide true wilderness areas within the Bureau of Land Management holdings. A riding stable in one of these BLM holdings could be the departure point for a riding loop that would lead down Gates Canyon north up Pleasants Valley Scenic Highway and back up Mix Canyon. Complementing the riding trail would be a hiking trail (the hiking and riding trails would be on opposite sides of the scenic road) extending northward along an existing seasonal road through Wild Horse Canyon. Where the existing road ends, the hiking trail would continue following Wild Horse Canyon, forging through existing wilderness areas northward where it would eventually link up with the Lake Berryessa Recreation Area. Campsites located in BLM holdings along this Wild Horse Canyon Trail would provide a unique experience of being able to enjoy wilderness living while remaining within a few miles of an urban area (Vacaville).

*Vaca Mountains, west of the city,
can provide scenic trails and drives
and provision for overnight camping in
the BLM holdings.*

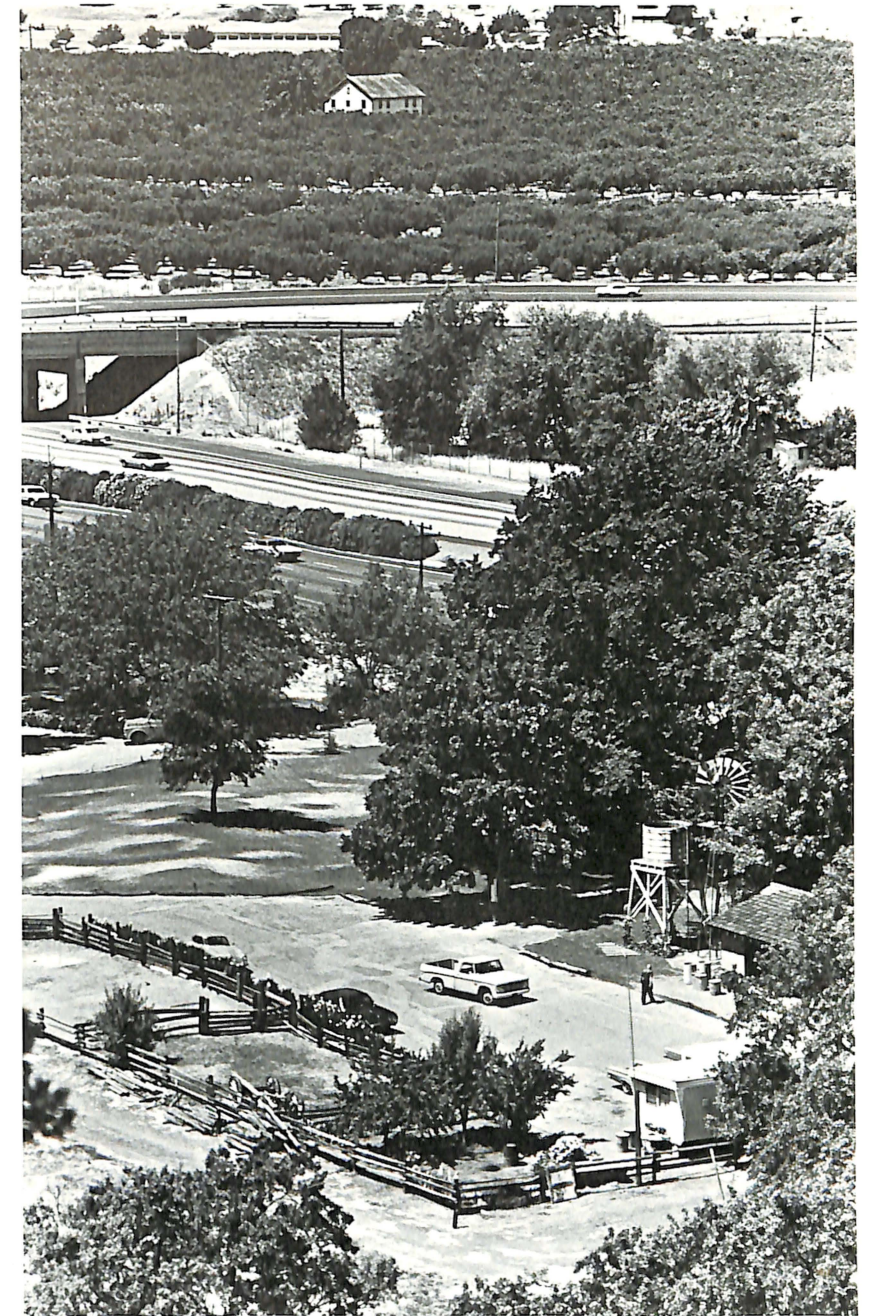


Pena Adobe

The Pena Adobe historic site is situated at the north end of Lagoon Valley about two miles southeast of Vacaville along Interstate 80. The Pena Adobe itself is a Mexican colonial adobe ranch house which has been restored and furnished to recreate the interior of the home as it was in the period from 1842 to 1865.

The historic site has a resident curator and numerous recreational facilities including the Pena Adobe Museum, Indian artifacts museum, a picnic-barbeque area, hiking trails, summer day camp and visitor parking. Vacaville is currently negotiating with the State of California for the purchase of about 10 acres of land which would allow increased recreation use. Vacaville has already proposed additional and improved parking, museum building improvements, a facility to house group meetings, more trails, etc. Purchase of the land would also complete the biking, hiking and bridle trail to link the proposed Vacaville City Park with the proposed Lagoon Valley regional recreation site immediately to the south of the Pena Adobe site.

The Pena Adobe is open to the public for group and family picnicking.



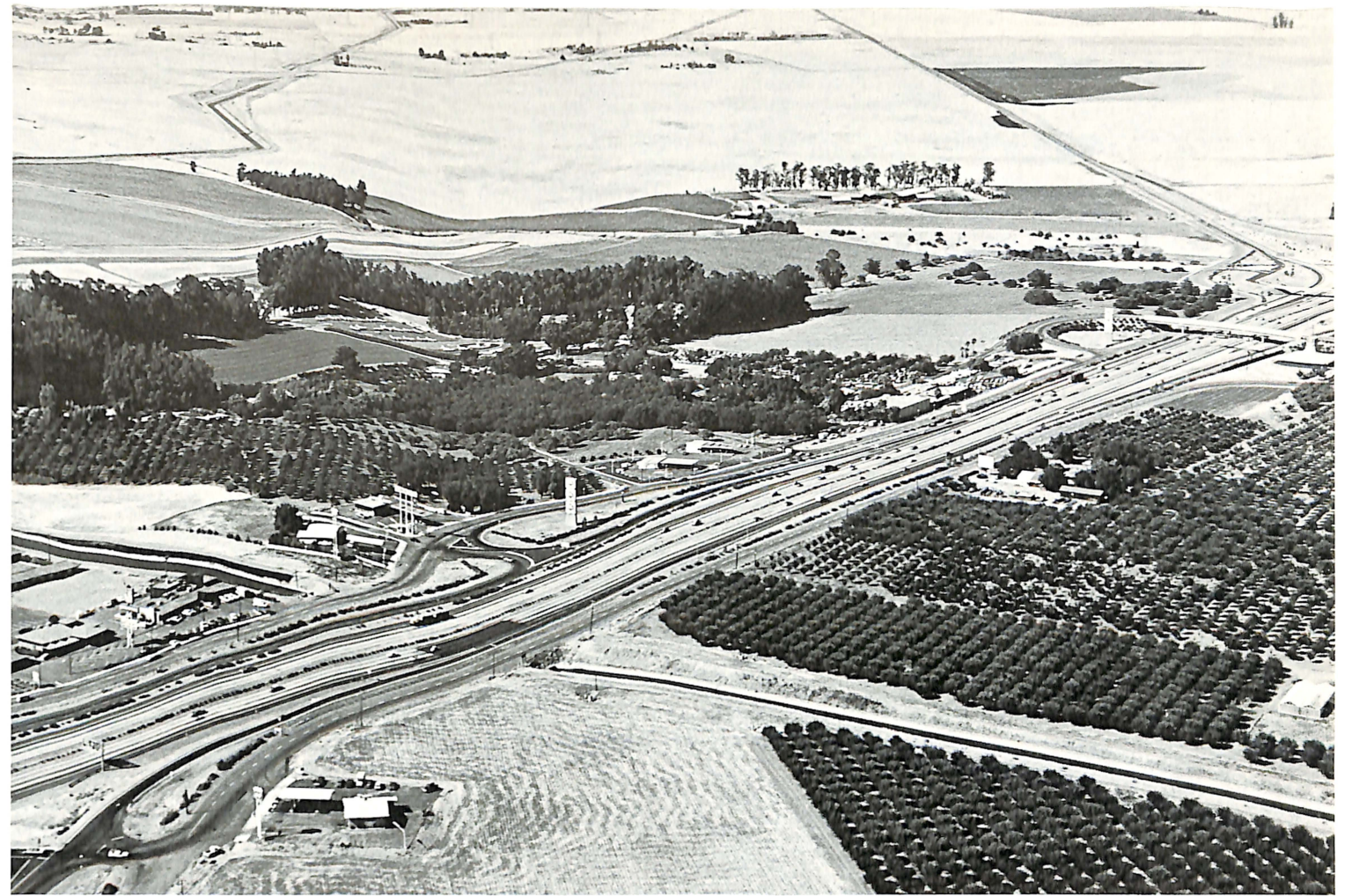
The site is conveniently located near an Interstate 80 offramp and is often used as a historic rest stop for passing motorists.

Nut Tree Airport

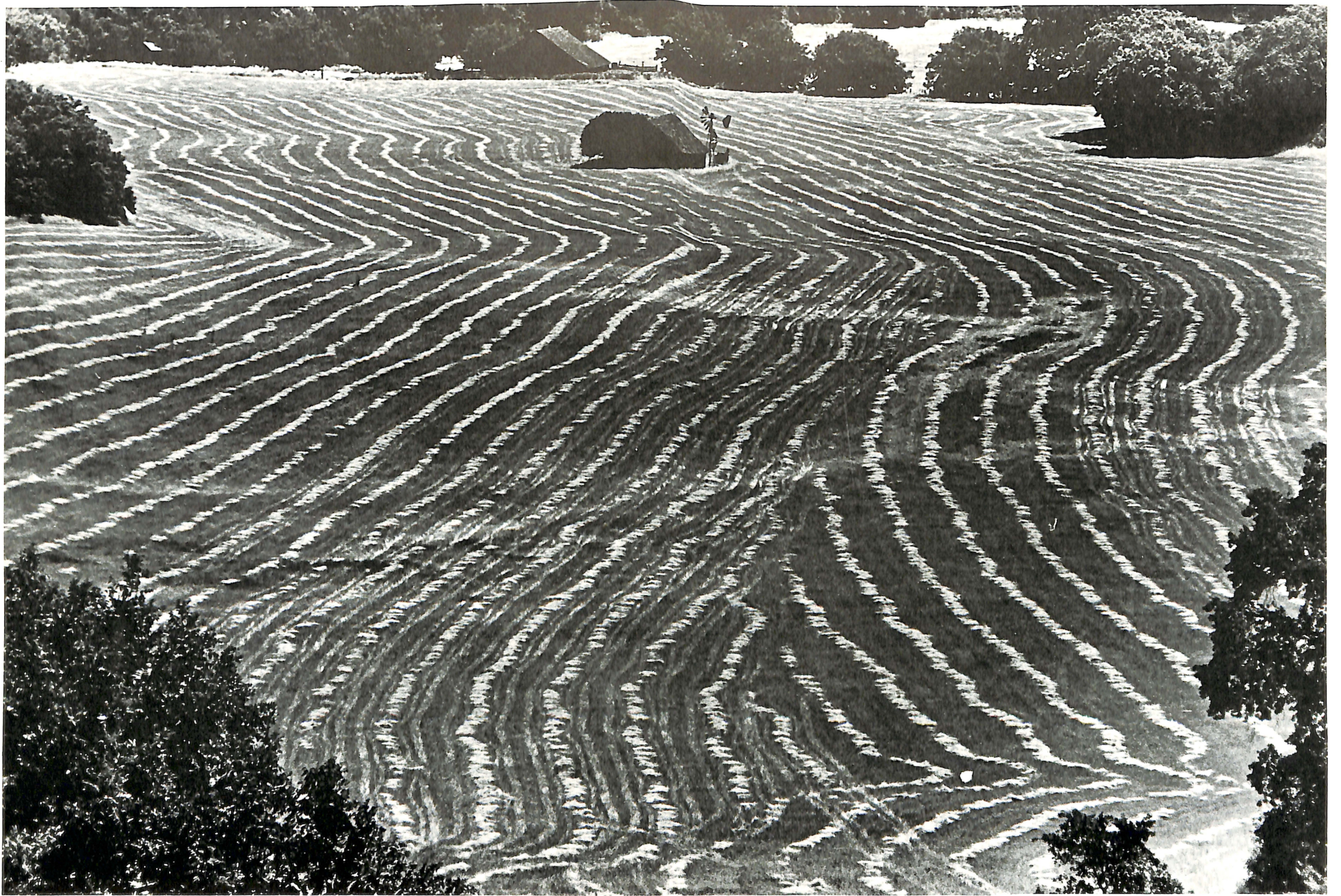
The Nut Tree Airport, while not a recreational site in the usual sense, is still an important recreational element in the Vacaville Planning Area. Although flying for pleasure is limited to those few who can afford to own a plane, an airport in such close proximity to the Lagoon Valley Regional Recreation Area could encourage use by those who would not normally drive considerable distances for recreational activities. Weekend charter flights to Lagoon Valley could be a unique recreational attraction.

The Nut Tree Airport has been placed on the National Airport Plan by the FAA which practically assures that Vacaville will receive Federal funds for airport development. In 1967, the Nut Tree owners agreed to donate the existing runway and land to the City or County at no cost. In August 1968, the Solano County Board of Supervisors released its county-wide airport master plan. In it, the firm of Wilsey and Hamm, consultants, recommended that the county give active support to the Nut Tree proposal. If the county decides to acquire and maintain the airport as a county facility, the city land contribution would be contributed to the county. In any case, it appears that the Nut Tree Airport will become a government facility in the near future.

The Nut Tree is a widely known tourist attraction in Vacaville.



The Nut Tree Airport is designed and built to the same high standards of quality and appearance exhibited throughout the Nut Tree development.



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